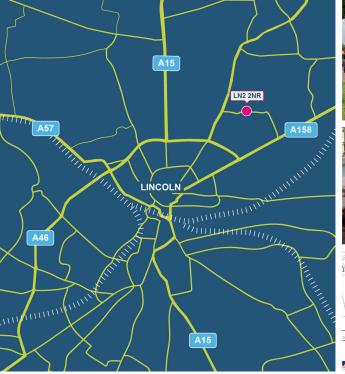


BANKS LONG&Co

UNIT 3, 19 THE GREEN, NETTLEHAM, LINCOLN, LN2 2NR

- A3 Restaurant and Café
- 46.08 sq m (496 sq ft)
- Established retail parade in popular village location
- Available on a new lease
- Suitable for a variety of other uses, subject to planning
- TO LET











The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identify and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lesses and thon or constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tensarts should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to find them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

Nettleham is an attractive and sought after village, located approximately 4½ miles north of Lincoln city centre and 9 miles west of Wragby. Nettleham has a resident population of circa 4,000.

PROPERTY

19 The Green is located off the attractive village green and comprises a parade of 5 retail units plus a Co-op Foodstore. Other units are occupied by a florist, gallery and two take-away businesses.

The property also benefits from outdoor seating and ample free on-site car parking.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that it has the following floor area:

Sales area	36.79 sq m	(396 sq ft)
Kitchen area	9.29 sq m	(100 sq ft)
WC facilities	-	-

Total NIA: 46.08 sq m (496 sq ft)

SERVICES

We understand that mains services of electricity and water are connected to the property. These have not been tested and any interested parties are advised to make their own enquiries to the relevant service providers.

TOWN AND COUNTRY PLANNING

We are advised by the Local Planning Authority that the property has consent for Restaurant and Café falling within Use Class A3 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

RATES

Charging Authority:	West Lindsey District Council
Description:	Restaurant and Café
Rateable value:	£10,000
UBR:	0.504
Period:	2019-2020

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available **To Let** by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£12,500 per annum exclusive

SERVICE CHARGE

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the surrounding development.

VAT

VAT will be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs in preparing the new lease.

VIEWING: To view the premises and for any additional information please contact the sole agents. Contact: Lewis Cove or James Lockwood T : 01522 544515 E : lewis.cove@bankslong.com or james.lockwood@bankslong.com Ref. 139-U3/2019H