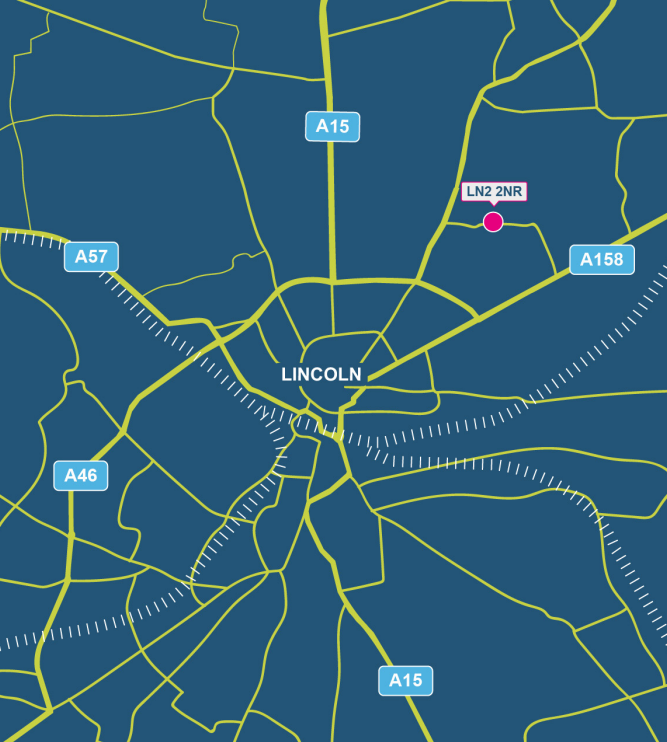




BANKS LONG&Co

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

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



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