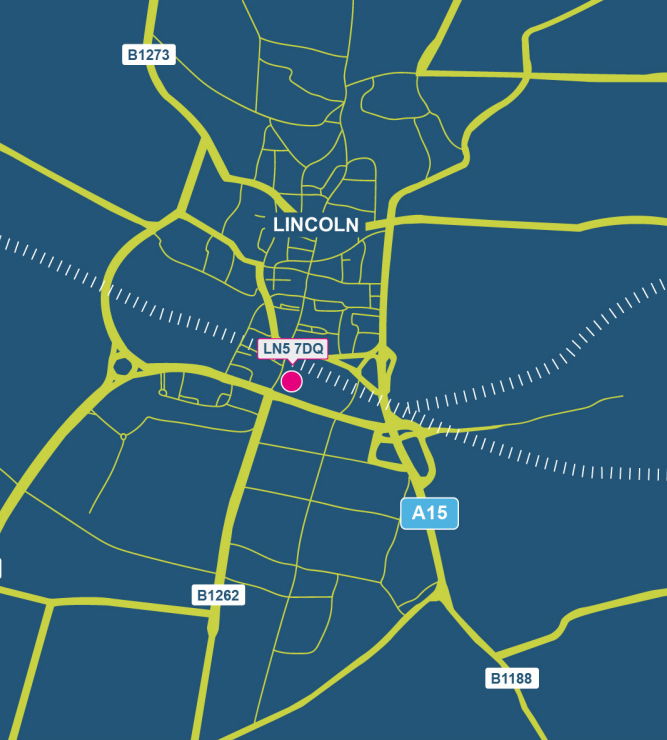




BANKS LONG&Co

ROSE HOUSE, 1-9 TENTERCROFT STREET,
LINCOLN, LN5 7DB

- Prominent ground floor retail premises on busy city centre junction
- Landlord's incentives available
- From 131 sq m (1,410 sq ft) to 148 sq m (1,593 sq ft)
- Nearby occupiers include Tesco Express, JD Sports, Caffé Nero and Boots
- Close to St Marks Shopping Centre and Lincoln University Campus
- **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 identity 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 (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not 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 tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of 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

The property occupies a prominent position at a busy intersection on Tentercroft Street and lower pedestrianised High Street. The St Marks Shopping Centre is located opposite and is home to a number of national retailers including Debenhams, Argos, Sports Direct, Boots, JD Sports, Superdrug, Caffè Nero and Tesco Express.

This area of the City is also home to a number of professional services including solicitors and accountants, with the University of Lincoln in close proximity. The area also benefits from the new 5 storey Travelodge which will provide 127 rooms.

The new 1,000 space main shopper multi-storey car park, new bus station and railway station are located less than a 5 minute walk to the north.

Lincoln is the administrative and major shopping centre for the County of Lincolnshire and is ranked fourth in East Midlands Experience City Centre ranking behind Nottingham, Derby and Leicester. It has a population of circa 100,000 and a catchment of over 300,000 people.

PROPERTY

Three ground floor retail premises completed to a 'white box' specification, each with car parking.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that it provides the following floor area:

Unit 1	148 sq m	(1,593 sq ft)
Unit 2	131 sq m	(1,410 sq ft)

SERVICES

We understand that mains electricity, water and drainage are available and connected to the properties. Interested parties should make their own enquires with the relevant service suppliers.

TOWN AND COUNTRY PLANNING

We understand that each unit has consent for use falling within both Class A1 (Shop) and A2 (Professional & Financial Services) of the Town & Country Planning (Use Classes) Order 1987 (as amended). In the agents opinion the premises may be suitable for a variety of alternative uses. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: City of Lincoln Council
Description: Shop and premises
Rateable values: Unit 1 - £49,250
Unit 2 - To be assessed
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.

* Business rates are currently under appeal.

TENURE

Each property is available **To Let** on a new lease for a term to be agreed. The lease will be drawn on equivalent of Full Repairing and Insuring terms.

Landlord's incentives may be available subject to all other terms.

RENT

Unit 1 - £29,250 per annum exclusive

Unit 2 - £26,650 per annum exclusive

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in connection with preparation grant of the lease.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or Harry Hodgkinson

T : 01522 544515

E : lewis.cove@bankslong.com or harry.hodgkinson@bankslong.com

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