



**BANKS  
LONG & Co**

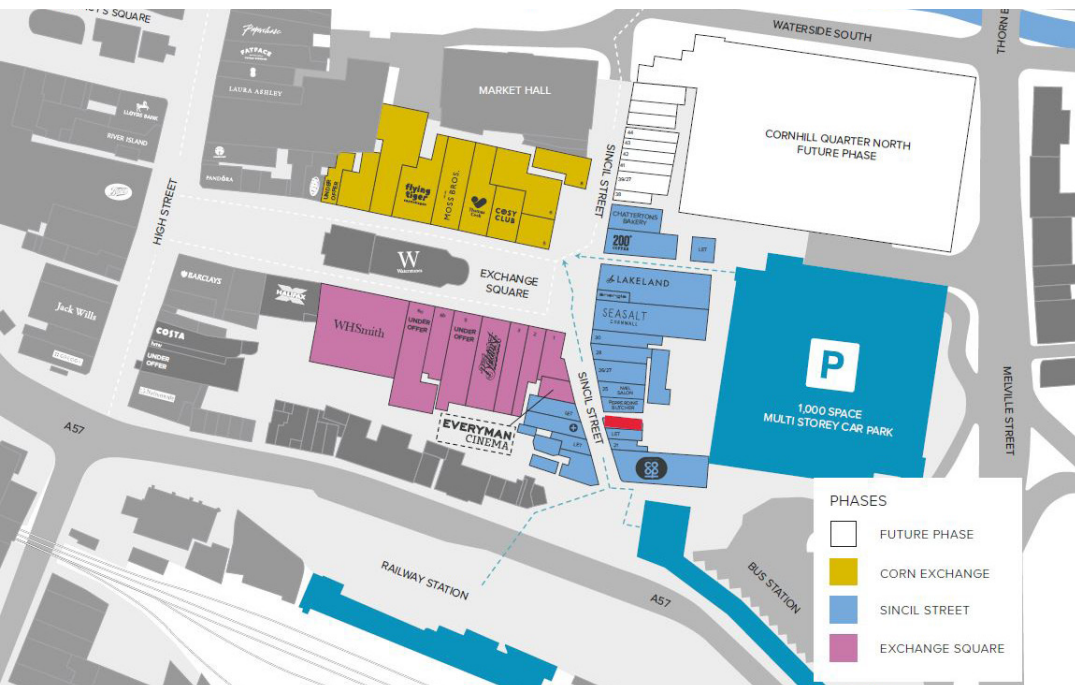
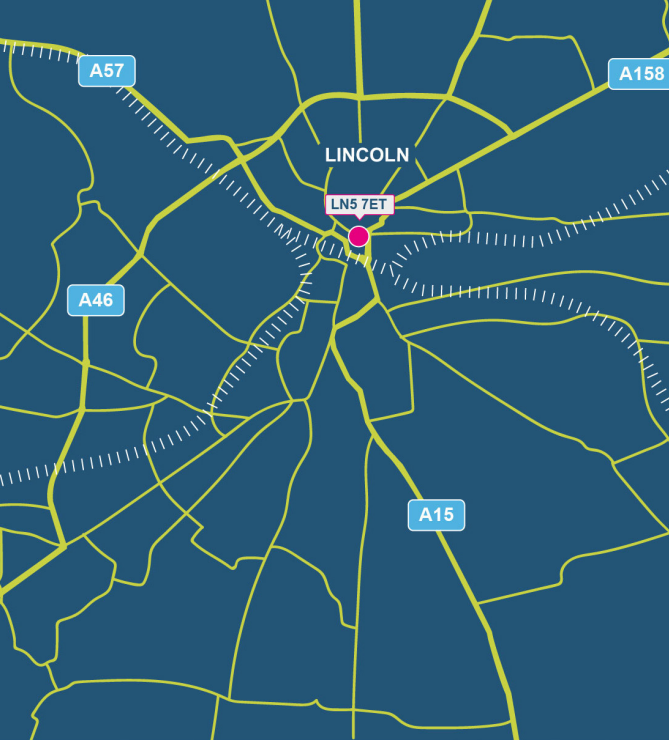


23 SINCIL STREET, LINCOLN, LN5 7ET

- Prominent retail premises
- 93.32 sq m (1,005 sq ft) GIA
- Fronting Sincil Street and forming part of the newly redeveloped Cornhill Quarter
- Within easy walking distance of the railway station, bus station and High Street
- Nearby retailers include Lakeland, Seasalt, Flying Tiger, Cosy Club and a Lincolnshire Co-op Foodstore

■ TO LET





## LOCATION

The property is located on Sincil Street, at the heart of the newly redeveloped Cornhill Quarter, next to the recently opened Co-op Foodstore and close to Seasalt, Lakeland and opposite the entrance to Everyman Cinema opening in Spring 2020.

Lincoln is the largest city and administrative centre of the county of Lincolnshire. It is ranked 5th regionally in terms of CACI Retail Footprint. Lincoln has an urban population of 130,000, and a total catchment population of 545,000 giving it a total comparison goods expenditure of over £985 million.

Commercial activity in Lincoln has been greatly boosted in recent years by a rise in tourism, totalling 4.26 million visitors in 2018, and the growing University of Lincoln, ranked 17th nationally in The Guardian 2020 University Guide.

## PROPERTY

The property comprises of a fully refurbished ground floor retail unit. It also benefits from WC facilities at the rear.

The first floor contains two sizable rooms that can be used either for storage or offices.

The property will be handed over in a 'turnkey' condition, ready to open for immediate trade.

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Ground Floor Sales	45.39 sq m	(489 sq ft)
WC/Corridor	11.07 sq m	(119 sq ft)
First Floor	36.86 sq m	(397 sq ft)

**Total GIA: 93.32 sq m (1,005 sq ft)**

## VIEWING

The property will be available for viewing on the following open days :

- Wednesday 2nd October from 1.00pm - 3.00pm
- Tuesday 15th October from 3.00pm - 6.00pm

To register your interest, please contact the agents on the details below.

## SERVICES

New mains supplies of electricity, water and drainage are connected.

## TOWN AND COUNTRY PLANNING

The property has an established use falling within Class A1 (Shop) of the Town & Country Use Classes Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

## RATES

**Charging Authority:** City of Lincoln Council  
**Description:** Shop and Premises  
**Rateable value:** £6,400  
**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.

## TENANT APPLICATION

Interested parties are invited to submit their detailed applications for the tenancy over this property by no later than 12.00 Noon on Wednesday 6th November 2019. Further information is available by contacting the agent on the details below.

## RENT

**£17,500 per annum (£13,125 per annum in Year 1)**

## LEASE TERMS

The new lease will be for a term of 5 years, with the initial rent for Year 1 being £13,125 rising to £17,500 from Year 2 onwards. The lease will include a break clause exercisable after 12 months, with 6 months' notice. The lease will be contracted out of the Landlord & Tenant Act 1954. The tenant will be responsible for internal repairs and insuring only.

## VAT

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

## LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs.

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

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