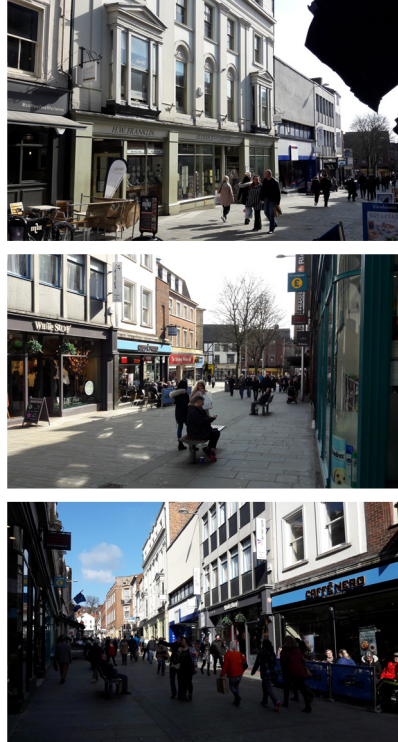
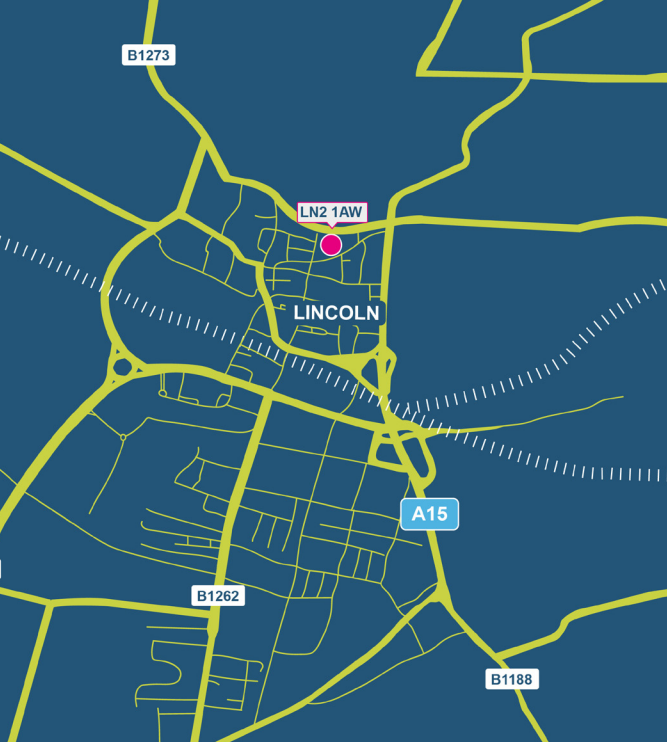




BANKS LONG & Co

286-287 HIGH STREET, LINCOLN, LN2 1AW

- Central location on pedestrian precinct
- Wide range of national retailers and A3/A4 operators close by including White Stuff, Carluccio's, Two Seasons, Caffé Nero and House of Fraser
- 455.92 sq m (4,907 sq ft) GF sales
- Planning permission for A1 (Retail) and A3 (Restaurant & Cafés)
- **TO LET**



LOCATION

The unit enjoys a prominent location within Lincoln's pedestrian precinct, towards the northern end of the High Street. There are a wide range of national and regional retailers and A3/A4 operators located close by including White Stuff, Poundland, Intersport, House of Fraser, Caffé Nero, Revolution and Carluccio's.

Lincoln is one of England's first Cathedral Cities and the administrative and major shopping centre within the County of Lincolnshire. It has a population of circa 543,367 and an established total catchment spend of £984.40 million. It is also a growing University City, with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250 million to the local economy.

PROPERTY

A retail unit arranged over ground, first, second, third and basement levels with an attractive timber/stucco frontage and rear loading.

An Energy Performance Certificate is not applicable as this is a Listed building.

ACCOMMODATION

This property provides the following approximate GIAs.

Ground Floor	455.92 sq m	(4,907 sq ft)
Basement	162.55 sq m	(1,750 sq ft)
First Floor	341.48 sq m	(3,676 sq ft)
Second Floor	159.39 sq m	(1,716 sq ft)
Third Floor	132.90 sq m	(1,430 sq ft)
Total NIA:	1,252.24 sq m	(13,479 sq ft)

SERVICES

Mains water, electricity and drainage are connected to the property.

TOWN AND COUNTRY PLANNING

Planning permission in place for Class A1 (Retail) and A3 (Restaurant and Cafés) uses under the Town and Country Planning Use Classes Order 1987 (as amended).

The property is Grade II Listed and is located within a Conservation Area.

RATES

Charging Authority:	City of Lincoln Council
Description:	Shop and Restaurant
Rateable value:	£102,000 and £10,000
UBR:	0.479
Period:	2017-2018

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 by way of a new Full Repairing and Insuring lease for a minimum term of 10 years, subject to 5 yearly upward only rent review.

RENT

£130,000 per annum exclusive.

VAT

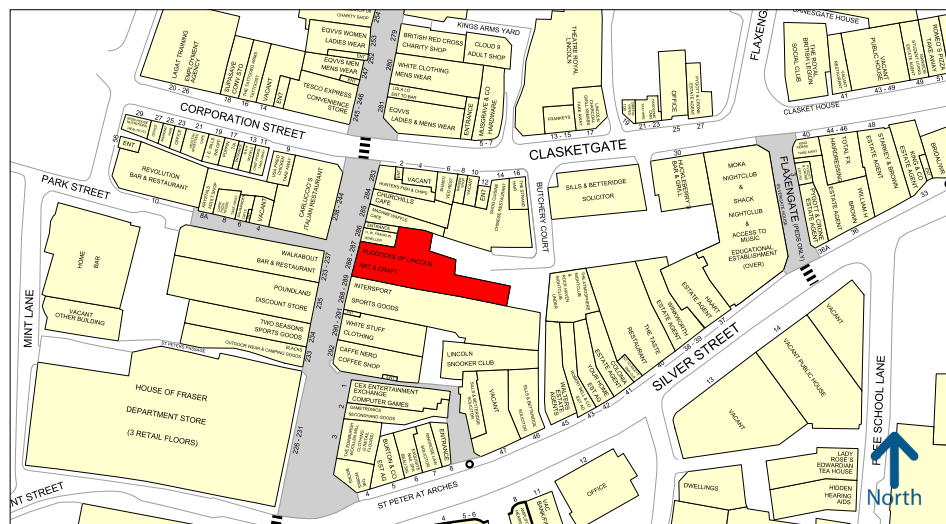
VAT may be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.



Lincoln



Experian Goad Plan Created: 24/03/2017
Created By: Banks Long



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The Money Laundering Regulations 2007 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 lessors 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.

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

Contact: James Butcher

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Ref. 1030/2017