

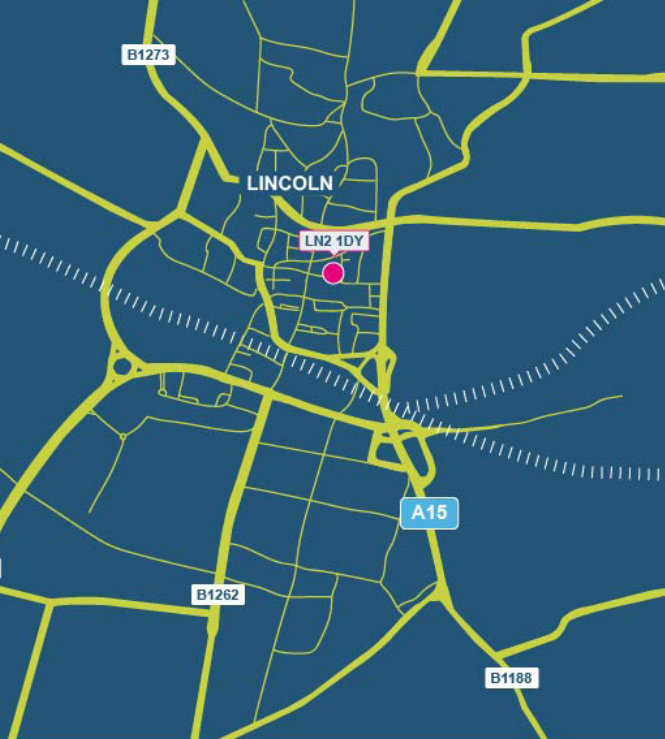


# BANKS LONG & Co

UNIT 3 STONEBOW CENTRE, LINCOLN,  
LN2 1DY

- Retail premises forming part of popular Shopping Centre
- 96 sq m (1,036 sq ft)
- Close to High Street and Waterside Centre
- Suitable for various uses, subject to planning
- TO LET





## LOCATION

The property is located within the Stonebow Centre in the heart of Lincoln's city centre just a minute's walk from the High Street. The Stonebow Centre features a covered arcade that links Silver Street to the busy pedestrianised Saltergate, where access is available into Top Shop within the Waterside Shopping Centre.

Current occupiers within the Centre include nationwide companies Amplifon and Tui as well as some smaller independent retailers and other nearby retailers include Savers Health and Beauty.

Lincoln is one of England's finest 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 city's main campus, contributing an estimated £250 million to the local economy.

## PROPERTY

The property comprises a ground floor open plan retail unit, with kitchen, storage and WC facilities at first floor.

## 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	63.65 sq m	(685 sq ft)
First floor	32.59 sq m	(351 sq ft)

**Total GIA: 96.24 sq m (1,036 sq ft)**

## SERVICES

We understand that mains services including water, drainage and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property would be suitable for alternative uses falling within Class A1 (Retail).

## RATES

**Charging Authority:** City of Lincoln Council  
**Description:** Shop and Premises  
**Rateable value:** £14,000  
**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 unit is available **To Let** on a new internal repairing lease for a term to be agreed, subject to the payment of a service charge to cover the cost of external maintenance and the upkeep of the common areas (see below).

## RENT

**£12,000 per annum exclusive**

## SERVICE CHARGE

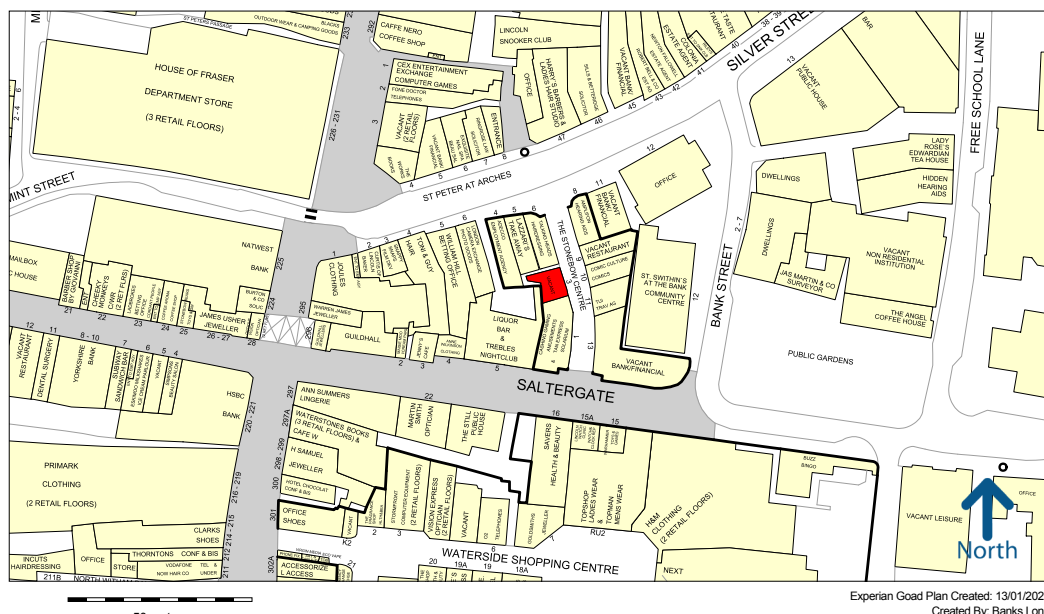
An annual service charge will be levied in addition to the rent to cover the upkeep, maintenance and repair of all common parts of the property.

## VAT

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

## LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs incurred in documenting the transaction.



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

**Contact:** James Lockwood  
**T :** 01522 544515  
**E :** [james.lockwood@bankslong.com](mailto:james.lockwood@bankslong.com)  
**Ref.** 359/2020A

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.