



Unit 4 & Unit 6, The Pelham Centre, Canwick Road, Lincoln
LN5 8HE

#1230025/2025H

Eddisons

UNIT 4 & UNIT 6, THE PELHAM CENTRE

CANWICK ROAD, LINCOLN, LN5 8HE



Agreement

To Let



Detail

Units suitable for retail or business use



Rent

Unit 4 - £32,250 pax

Unit 6 - £27,750 pax



Size

Unit 4 - 593 sq m (6,393 sq ft)

Unit 6 - 396 sq m (4,263 sq ft)



Location

Lincoln, LN5 8HE



Property ID

#1230025/2025H

For Viewing & All Other Enquiries Please Contact:



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Surveyor

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JOINT AGENTS

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Property

The properties are located within The Pelham Centre, a popular and prominent mixed-use scheme, lying to the south of the City Centre, that comprises seven ground floor commercial units and two upper floor office suites, served by a large customer car park, which offers free parking.

Both Unit 4 and Unit 6 benefit from full width prominent frontages onto the very busy A15 Pelham Bridge flyover, a main arterial route running through Lincoln City Centre.

Unit 4 comprises a large open plan shop with a fire exit door to the rear. The unit is currently finished to a shell specification. However, the Landlord is considering white boxing the property.

Unit 6 also comprises a large open plan shop, currently fitted out to a basic standard. The unit further benefits from storage and staff facilities to the rear, including an office, kitchenette and WC.

The Landlord may consider splitting Unit 4, subject to specification and sufficient lease terms.

Accommodation

Having measured the properties in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m ²	ft ²
Unit 4	593	6,393
Unit 6	396	4,263

Energy Performance Certificate

Rating: Unit 4 - D84
Unit 6 - D81

Services

We understand that mains water, electricity and drainage supplies are available and connected to the properties. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the properties have consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Unit 4 - Showroom and Premises
Unit 6 - Shop and Premises
Rateable Value: Unit 4 - £32,250
Unit 6 - £23,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 units are available **To Let** by way of new Full Repairing and Insuring leases, via a service charge, for a term of years to be agreed.

Rent

Unit 4 - £32,250 per annum exclusive

Unit 6 - £27,750 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The Pelham Centre occupies a prominent location to the south of Lincoln City Centre, adjacent to the A15 flyover, at the eastern end of the East-West Link Road. This strategic location places it within close proximity to Lincoln City Centre and the Transport Hub (comprising the train and bus stations), ensuring excellent connectivity for businesses and visitors alike.

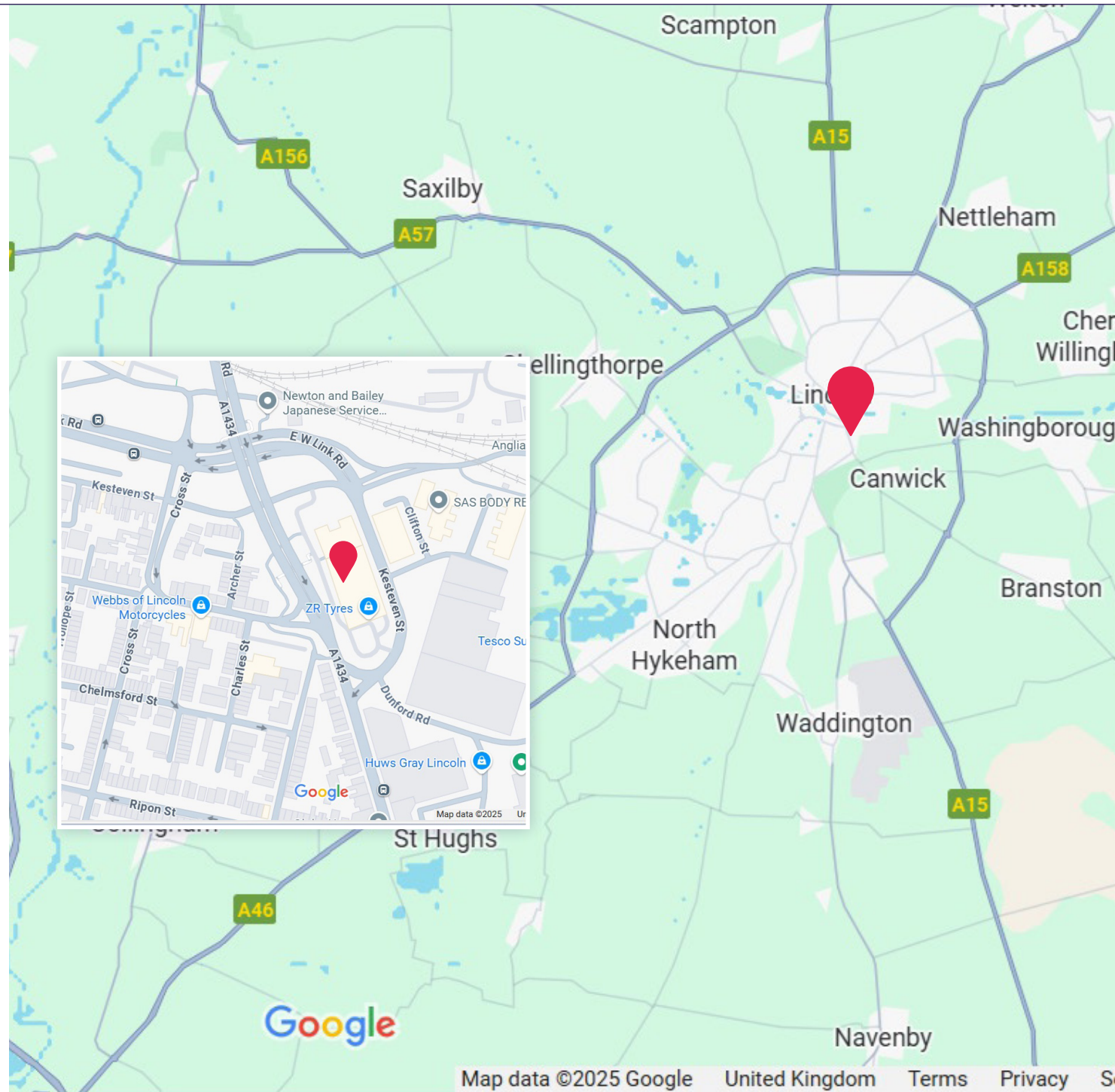
Lincoln is the shopping and administrative centre for the County of Lincolnshire, ranked fourth in the East Midlands Experian City Centre rankings after Nottingham, Derby and Leicester.

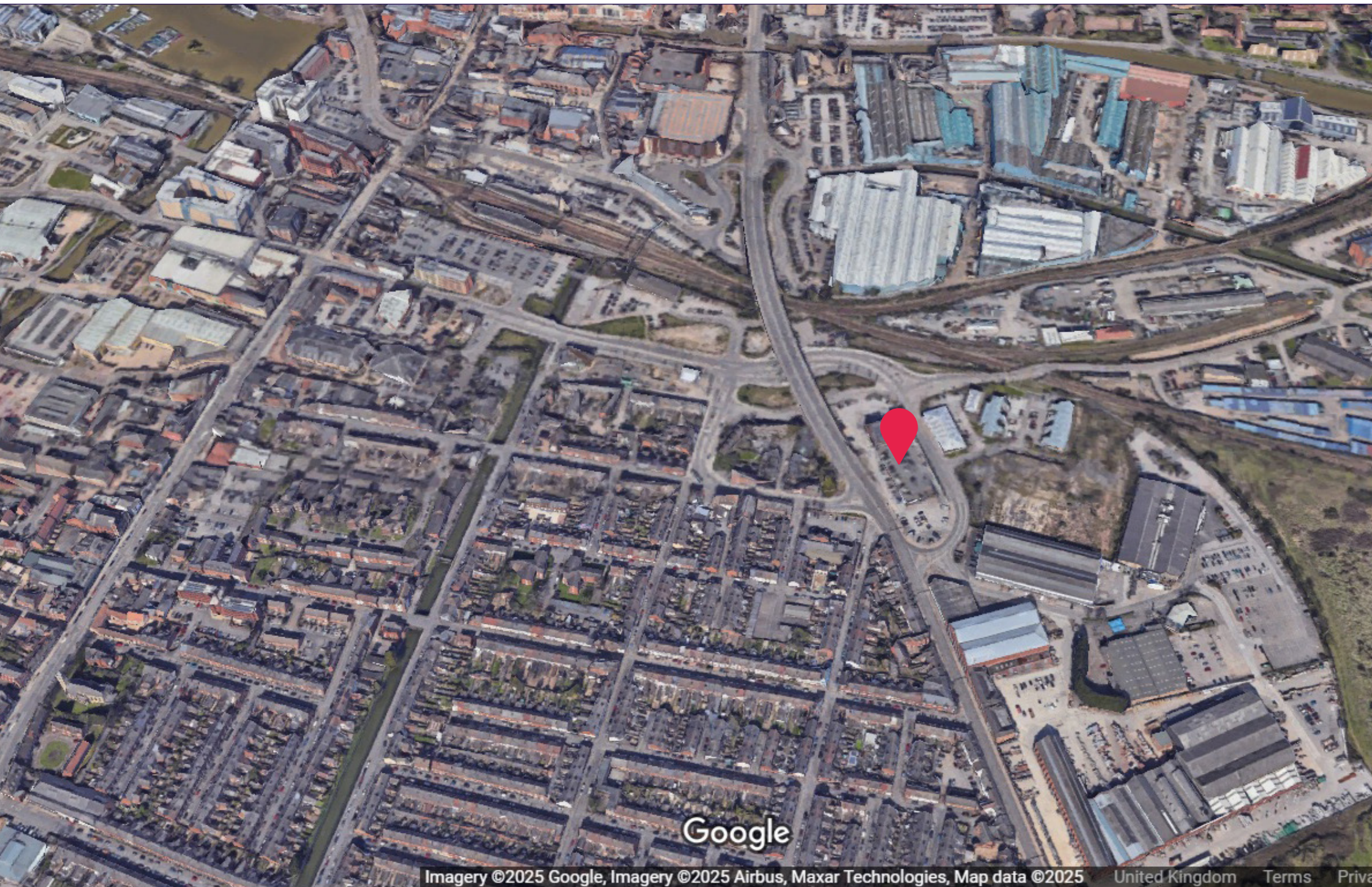
The city is also a thriving tourist destination, attracting over 3 million visitors annually, drawn to its historic charm and world-famous Cathedral, recognised as one of the finest examples of Gothic architecture in Europe.

The city and surrounding area has a catchment population of circa 543,000, generating an estimated catchment spend of £984.50 million.

Lincoln is also a growing University City, home to around 15,000 students and academic staff, who contribute an estimated £250 million per year to the local economy.

Located around 30 miles north east of Nottingham, 45 miles north of Peterborough, and 35 miles east of Sheffield, Lincoln benefits from excellent transport links. The A46 provides easy access to the A1 at Newark, while the A15 connects north to Scunthorpe and south to Peterborough. In addition, there are regular direct train services to London King's Cross, with journey times of approximately 1 hour 30 minutes.

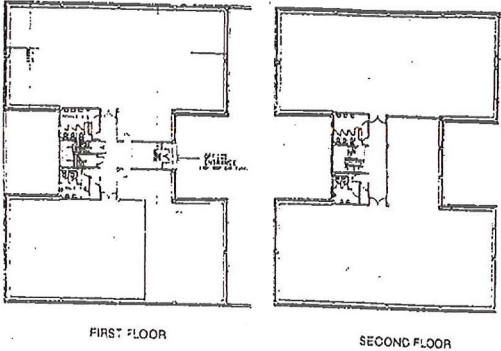




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THE PELHAM CENTRE, CANWICK ROAD, LINCOLN
proposed Layout Plan - 1 : 500.
Drawing Ref: 2014 / 08 / 3

