

RETAIL UNIT

TO LET



44 Sincil Street, Lincoln
LN5 7ET

#M328/2024J/2025A

Eddisons

44 SINCIL STREET

LINCOLN, LN5 7ET



Agreement

To Let



Detail

Retail Unit



Rent

£25,000 pax



Size

78.0 sq m (839 sq ft)



Location

Lincoln, LN5 7ET



Property ID

#M328/2024J/2025A

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
BA (Hons)
Surveyor

jasper.nilsson@eddisons.com
07929 105395
01522 544515



TIM BRADFORD
BSc (Hons) MRICS
Managing Director

tim.bradford@eddisons.com
07788 587939
01522 544515

WILL THOMAS

KLM Real Estate
wthomas@klm-re.com
07795 691490

Property

Newly renovated retail unit fully-fitted to a quality specification with luxury vinyl tiles, painted and plastered walls and ceilings, painted beams and skirting and a range of mounted LED lighting. The unit is also fitted with kitchenette and accessible WC with basins.

A walk-through video that sufficiently portrays the latest finish and lighting can be accessed using the below link

<https://vimeo.com/742391960/6175390501>

Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas.

Area	GROUND FLOOR	FIRST FLOOR	TOTAL
Unit 44	53.8 sq m (579 sq ft)	24.2 sq m (260 sq ft)	78.0 sq m (839 sq ft)

Energy Performance Certificate

EPC will be provided upon completion.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. 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 property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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: Shop and Premises
Rateable Value: To be reassessed

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£25,000 per annum exclusive

Service Charge

A service charge is payable to cover the upkeep and maintenance of the common parts.

VAT

VAT will 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.

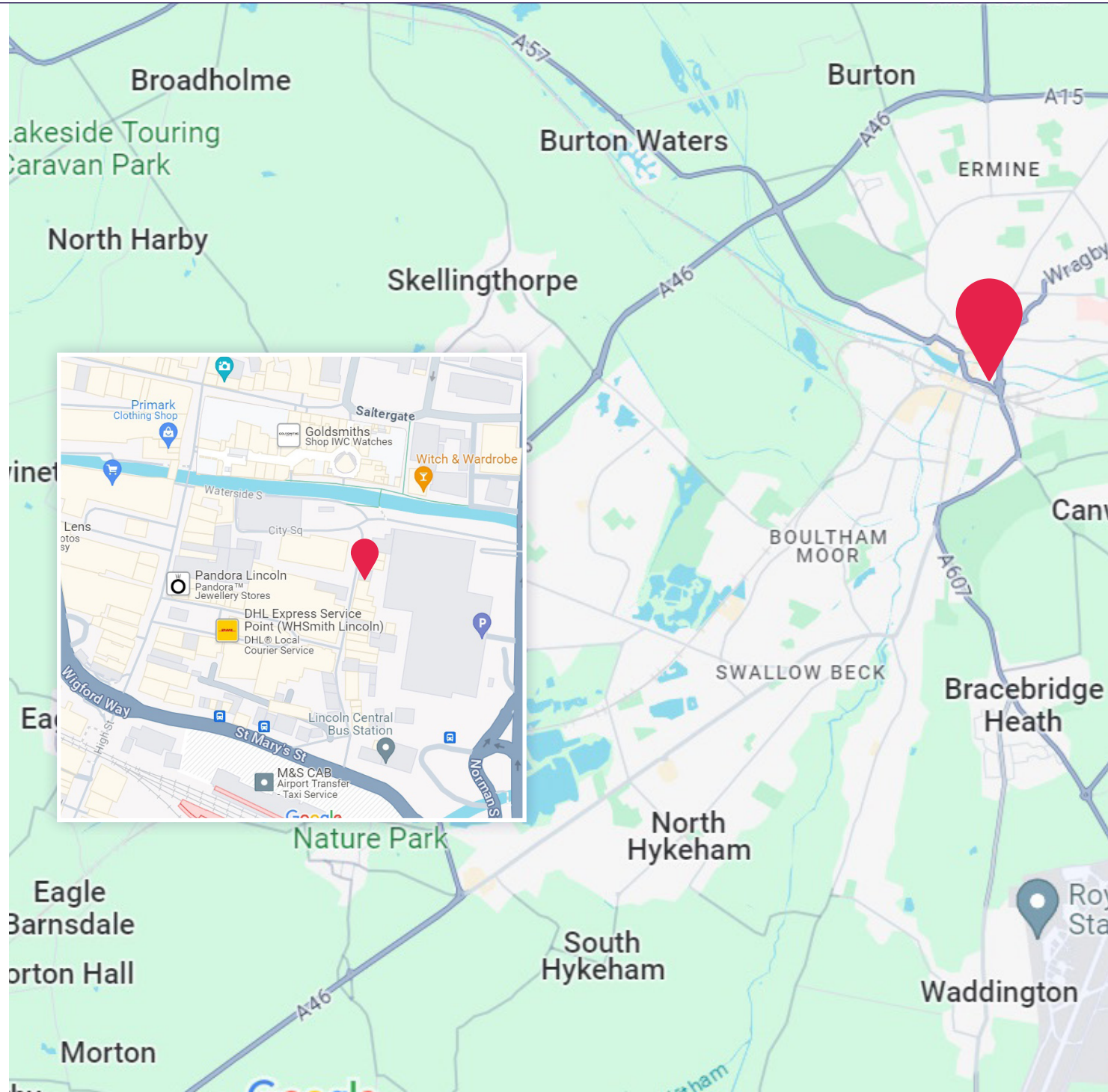
Location

Situated towards the north of Sincil Street, the units are at the heart of The Cornhill Quarter - a £70m redevelopment scheme which has significantly rejuvenated Lincoln's retail offering and city centre. The fitted out shop units overlook the new £8 million Lincoln Central Market redevelopment which, on completion, will create an attractive regional footfall. The regeneration will provide a quality modern market destination with a strong emphasis on the food sector.

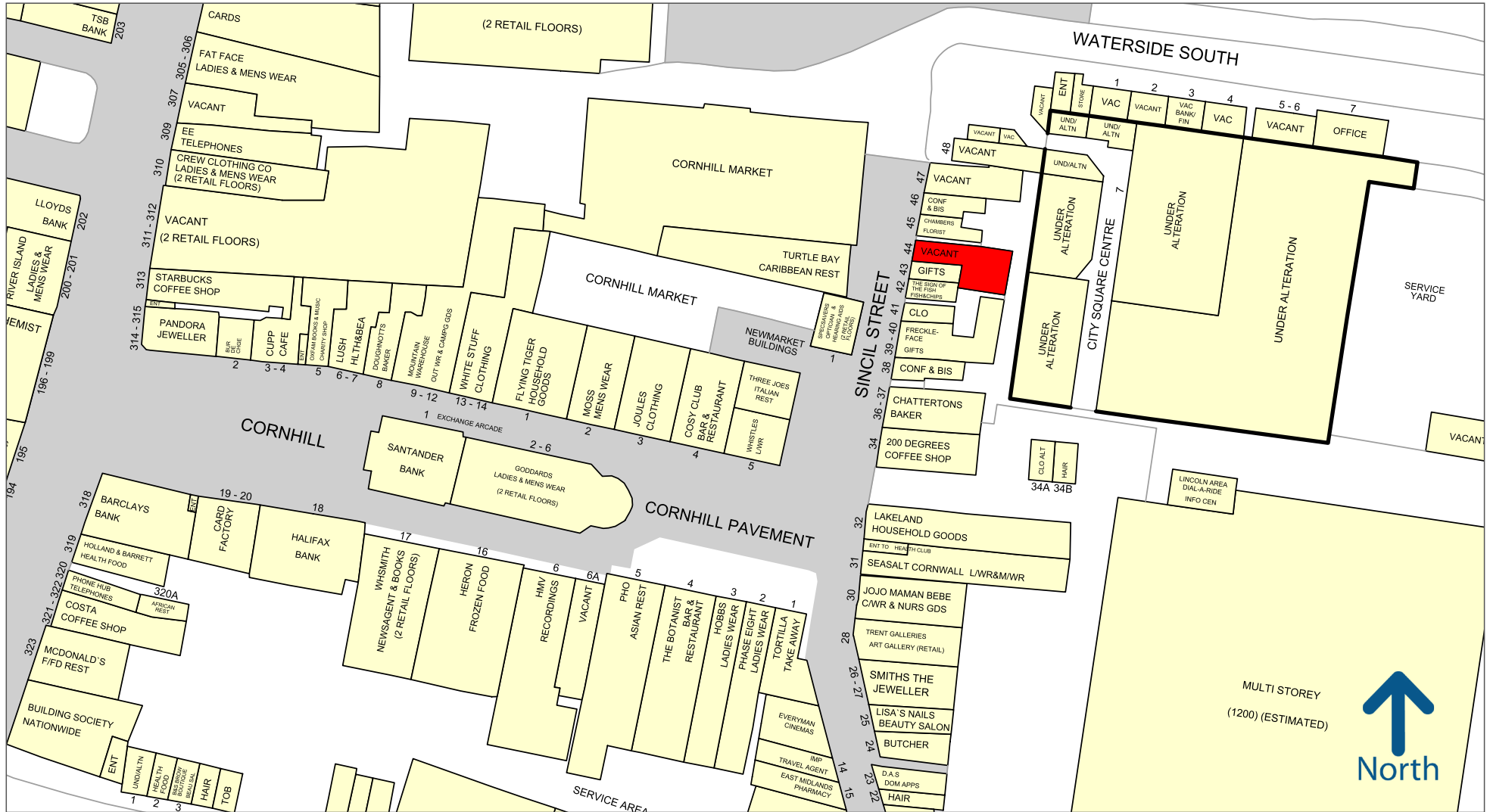
The overall regeneration zone has delivered in excess of 150,000 sq ft of mixed-use commercial space and has already accounted for significant improvements to the city centre infrastructure links, including a £30 million Transport Hub which accommodates a new multi-storey car park and bus station.

The Cornhill Quarter contains a vibrant mix of occupants including restaurants The Botanist, The Cosy Club, Tortilla, Pho and Three Joes as well as national retailers such as Hobbs, Phase Eight and Whistles. The area also benefits from a 4-screen Everyman Cinema, Lakeland and 200 Degrees Coffee.

Lincoln is the administrative centre and largest city in Lincolnshire with 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. Lincoln also benefits from its ever-growing Universities. The student and academic staff population is estimated to be circa 15,000 and contributes over £250 million to the local economy.







50 metres

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Created By: Barker Storey Matthews

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