



43-44 Sincil Street, Lincoln
LN5 7ET

#M328/2024J/2025A

Eddisons

43-44 SINCIL STREET

LINCOLN, LN5 7ET



Agreement

To Let



Detail

Retail Units



Rent

Unit 43 - £15,000 pax
Unit 44 - £30,000 pax



Size

Unit 43 - 48.8 sq m (526 sq ft)
Unit 44 - 78.0 sq m (839 sq ft)



Location

Lincoln, LN5 7ET



Property ID

#M328/2024J/2025A

For Viewing & All Other Enquiries Please Contact:



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Property

Newly renovated retail units 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 units are also fitted with kitchenettes and accessible WCs 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 43	26.1 sq m (281 sq ft)	22.7 sq m (245 sq ft)	48.8 sq m (526 sq ft)
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 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).

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
UBR: 0.546
Period: 2024-2025

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

Unit 43 - £15,000 per annum exclusive

Unit 44 - £30,000 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.

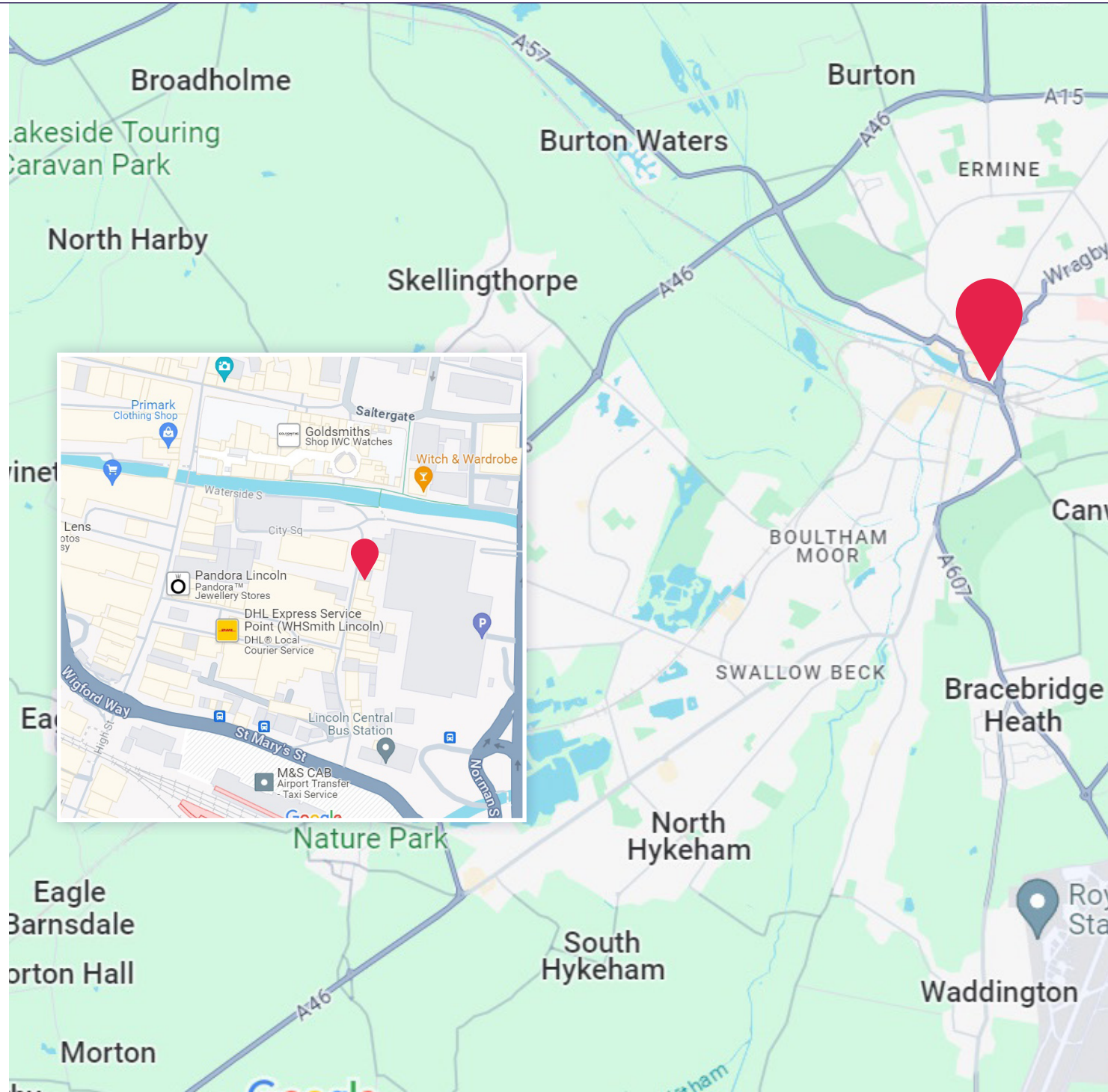
Location

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.



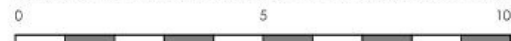


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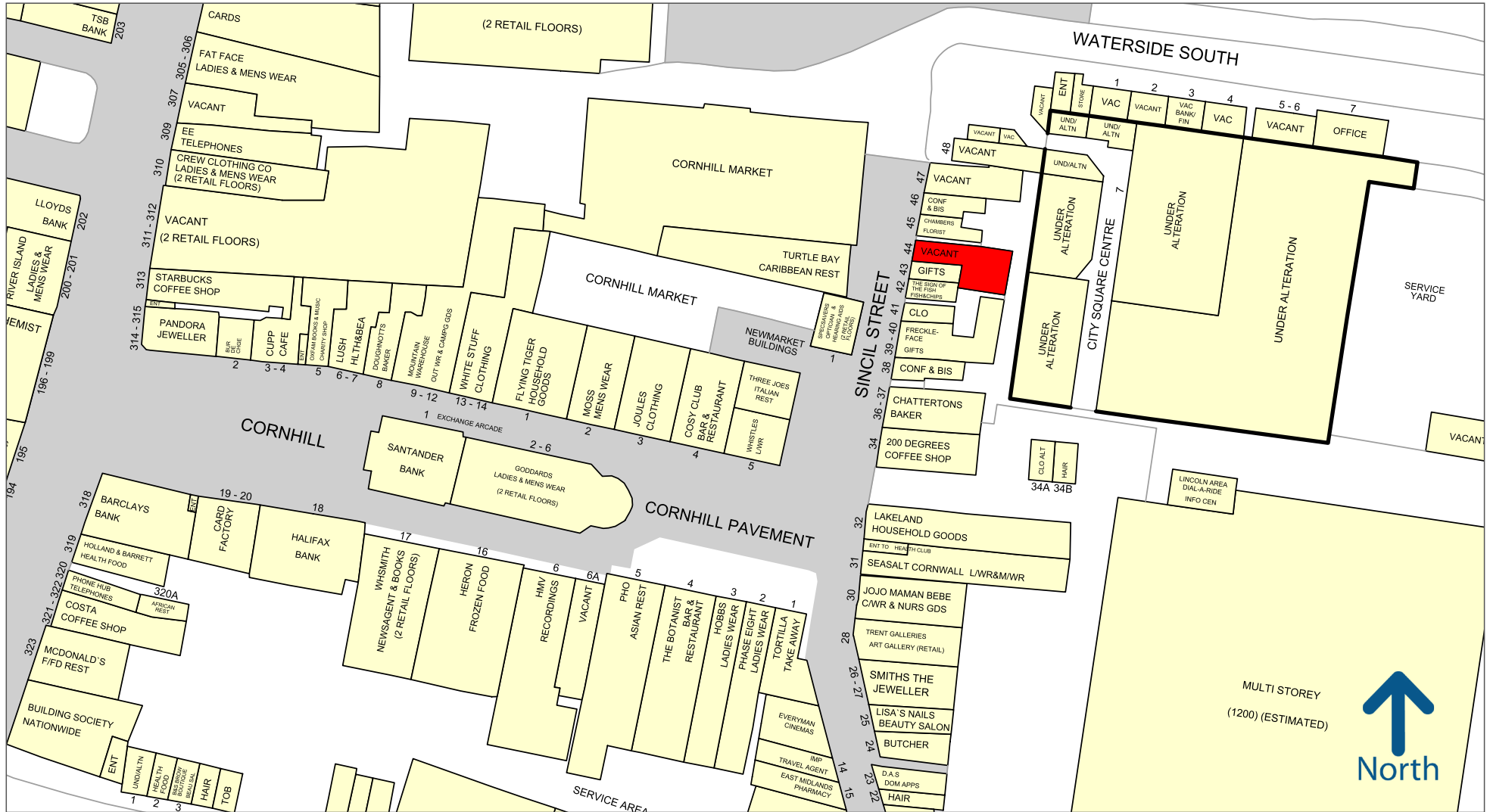
PROPOSED FIRST FLOOR PLAN

NOTES
 THE DRAWINGS AND SETTING OUT ARE BASED ON TOPOGRAPHICAL SURVEY DRAWINGS:
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 REGULATION NOTES IN ADDITION TO M20 PERFORMANCE SPECIFICATION AS PROVIDED BY PROJECT MANAGER AND STRUCTURAL ENGINEER'S DETAILS



Rev	Revision made	Date	Drawn by
D	TENDER ISSUE	06/04/2021	JW
C	NOTICES ADDED TO 38, 41 & 43	02/02/2021	JW
B	GENERAL AMENDMENTS	16.12.2020	JW
A	GENERAL AMENDMENTS	11.11.2020	JW

Rev	Revision made	Date	Drawn by
	PROPOSED ALTERATIONS AT 38-44 SINCLE STREET FOR UNCOLNSHIRE CO-OPERATIVE		
	Drawn by: JW	Checked	Date OCT 2020
	PROPOSED FIRST FLOOR PLAN	Dwg No J2025-00112	Scale 1:100 @ A3
		Rev D	



50 metres

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Experian Goad Plan Created: 02/10/2024

Created By: Barker Storey Matthews

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