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 Ordnance Survey 100019885

GOAD PLAN

BANKS LONG & Co

PRIME CITY CENTRE RETAIL UNIT

77.30 sq m (832 sq ft)

**320 HIGH STREET
LINCOLN
LN5 7DW**



TO LET

- A rare opportunity to secure representation on a prime location within the pedestrian precinct
- Wide range of national retailers close by including Jack Wills, Costa, Holland & Barrett, BHS, Monsoon, River Island, Boots, Laura Ashley, Starbucks, Specsavers and HMV
- New lease available

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.

26 Westgate, Lincoln LN1 3BD
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LOCATION

The unit enjoys a prime location within Lincoln’s pedestrian precinct close to a number of national multiple retailers including Jack Wills, Costa, Monsoon, BHS, River Island, Boots, Marks & Spencer, Laura Ashley, HMV, Holland & Barrett, Specsavers and Starbucks.

Lincoln is the administrative and major shopping centre within the County of Lincolnshire and is ranked 4th in the East Midlands Experian Centre Rankings behind Nottingham, Derby and Leicester. It has a population circa 100,000 and a catchment of 300,000.

PROPERTY

A retail unit arranged over ground and first floor levels.

ACCOMMODATION

The unit has the following approximate areas and dimensions:

	Sq m	Sq ft
Ground Floor sales	37.80	407
First Floor storage	39.50	425
Total	77.30	832
Net frontage	3.35m	11ft
Shop depth	13.71m	45ft

SERVICES

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

TOWN AND COUNTRY PLANNING

The property has until recently been used as a phone shop falling within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987 (As amended).

The property is not listed but does fall within a Conservation Area.

RATES

Charging Authority:	Lincoln City Council
Description:	Shop & Premises
Rateable value:	£39,250
UBR:	0.497
Period:	2016-2017

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 fifteen year Full Repairing and Insuring lease, subject to five yearly upward only rent reviews.

RENT

£45,000 per annum exclusive

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for the landlord’s reasonable legal costs incurred in connection with the preparation and grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is attached.

VIEWING

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

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