

#### **STREET PLAN**



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#### **LOCATION PLAN**

# BANKS LONG&Co

## **RETAIL UNITS**

87 sq m (934 sq ft) & 385 sq m (4,152 sq ft)

# 1 SKELLINGTHORPE ROAD / MOORLAND AVENUE LINCOLN LN6 7QW



### **TO LET**

- A pair of retail units occupying a highly prominent location on the busy roundabout junction for Boultham Park Road/Moorland Avenue/Rookery Lane and Skellingthorpe Road
- Available immediately
- Suitable for a variety of uses including A2 and A5 subject to planning
- Units available on new leases either individually or combined



#### LOCATION

The adjoining properties occupy a highly prominent location at the busy roundabout junction where Rookery Lane, Boultham Park Road, Skellingthorpe Road and Moorland Avenue meet.

There is a good range of nearby retailers and services occupying various units situated around the junction. The city centre is about 11/4 miles to the north and this neighbourhood centre enjoys a large residential catchment. The units are available due to the relocation of the Society into their new premises on the site of the former Parklands public house opposite on Boultham Park Road.

#### **PROPERTY**

A large retail premises laid out over two floors and subdivided into three units to provide two retails units and a pizza takeaway. The two available units would be available either individually or could be combined.

#### **ACCOMMODATION**

Existing supermarket:-

Ground floor sales/ancillary: 290 sq m (3,122 sq ft) First Floor storage: 95.75 sq m (1,031 sq ft)

385.75 sq m (4,152 sq ft)

Pharmacy:-

**Ground floor sales/ancillary** 87 sq m (934 sq ft)

**TOTAL** 472.75 sq m (5,087 sq ft)

#### **SERVICES**

All mains services are available and connected to the property.

#### **TOWN AND COUNTRY PLANNING**

The current use of both units falls within Use Class A1 (Retail) of the Town & Country Use Classes Order 1987 (as amended).

In our view alternative uses falling within Classes A2 (Financial and Professional Services), (Restaurant/Café) and A5 (Hot Food Takeaway) are considered viable alternative uses subject to securing the necessary planning permission. The building is not Listed and nor does it fall within a Conservation Area.

#### **RATES**

Charging Authority: Lincoln City Council Description: Shop and premises

Rateable value: £34,000 UBR: 0.493 Period: 2015-2016

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.

Please note that the two units currently have a single assessment and will therefore need reassessing in due course if these are occupied separately.

#### **TENURE**

The units are available on a new lease drawn on the equivalent of full repairing and insuring terms, for a minimum term of 3 years or multiples thereof subject to 3 yearly rent reviews.

#### **RENT**

Supermarket: £25,000 per annum exclusive

Pharmacy: £14,000 per annum exclusive

The rents are payable quarterly in advance.

#### **VAT**

The rents are subject to VAT at the prevailing rate.

#### LEGAL COSTS

The ingoing tenants will be responsible for the landlord's reasonable legal costs.

#### **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate is attached.

#### **VIEWING**

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

**James Butcher or Harriet Hatcher** Contact:

01522 544515 Tel:

**Email:** james.butcher@bankslong.com

Harriet.hatcher@bankslong.com

Ref: JRB/JL/EC/96/D14(JES/G14/I14/C15)

#### **Energy Performance Certificate**



Non-Domestic Building

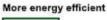
Lincoln Co-operative Society Ltd **Moorland Avenue** LINCOLN

Certificate Reference Number: 0820-0134-3469-6391-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

····· Net zero CO: emissions







B 26-50

76-100

101-125 126-150

G Over 150 Less energy efficient

#### **Technical Information**

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m2): Building complexity (NOS level): 3 Building emission rate (kgCO<sub>2</sub>/m²): 65.13

#### Benchmarks

Buildings similar to this one could have ratings as

This is how energy efficient

the building is.

If newly built

If typical of the existing stock

#### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.