

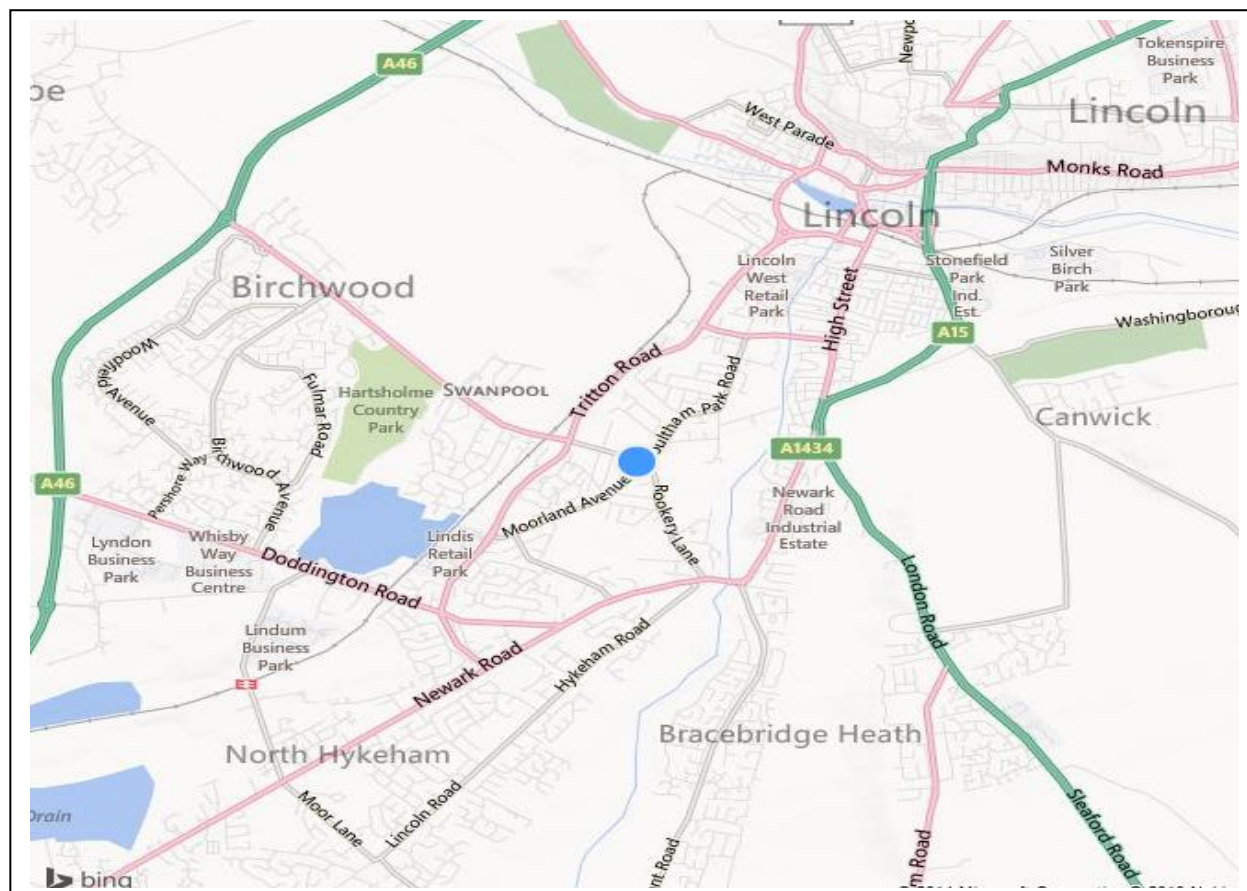
## RETAIL UNITS

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

**1 SKELLINGTHORPE ROAD /  
MOORLAND AVENUE  
LINCOLN  
LN6 7QW**



**STREET PLAN**



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**LOCATION PLAN**



## 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 1¼ 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), A3 (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.

Contact: James Butcher or Harriet Hatcher  
Tel: 01522 544515  
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Ref: JRB/JL/EC/96/D14(JES/G14/I14/C15)

