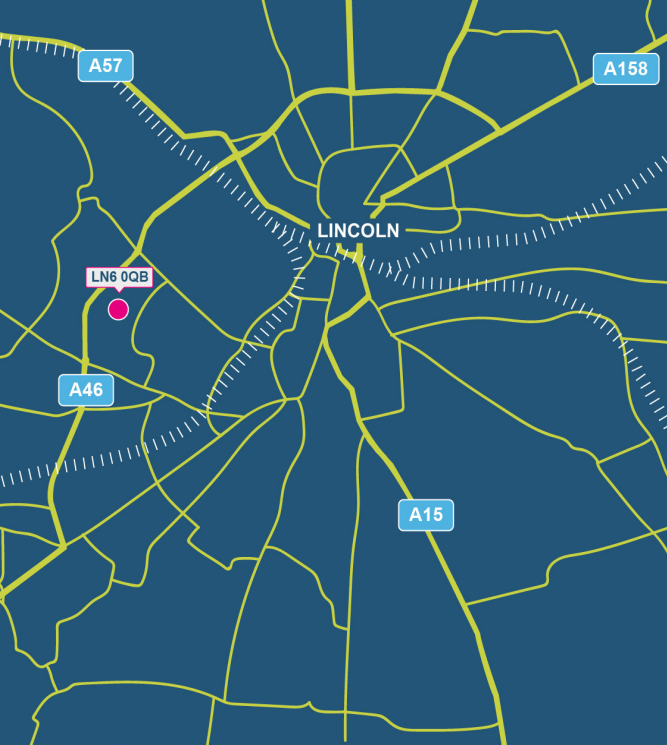




BANKS LONG&Co

UNIT 21 BIRCHWOOD SHOPPING CENTRE,
JASMIN ROAD, LINCOLN, LN6 0QB

- Self-contained retail unit
- 68.15 sq m (733 sq ft) GIA
- Close to a range of local amenities and a good range of other retailers and services including a Co-op Food Store and Pharmacy, Poundstretcher and a Medical Centre
- Plentiful on-site car parking
- Available on a new lease
- Rent : £13,750 per annum
- **TO LET**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 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 lessees 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.

LOCATION

The property occupies a central and accessible location on the Birchwood Shopping Centre, Lincoln, one of the largest and most popular neighbourhood shopping centres to the south of Lincoln city centre.

It services the extensive Birchwood/Skellingthorpe Road/Doddington Road residential areas and at the same time it is located only a short distance from the A46 Bypass which provides easy access to Newark and the A1.

PROPERTY

The property comprises ground floor retail unit with a glazed frontage and rear access to the service yard.

Internally the unit will be 'white boxed' with plaster walls, a concrete floor and a suspended ceiling. There is also a disabled toilet and small kitchen area for staff.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area:

Total GIA: 68.15 sq m (733 sq ft)

SERVICES

We understand that mains services including water, drainage and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Classes A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

RATES

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: £11,750
UBR: 0.512
Period: 2021-2022

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 premises are **To Let** by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£13,750 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the building and wider centre.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

The incoming tenant is to be responsible for their own legal costs incurred in documenting the transaction.

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

Contact: Harry Collins
T : 01522 544515
E : harry.collins@bankslong.com
Ref. 307/2020A/2021C/D