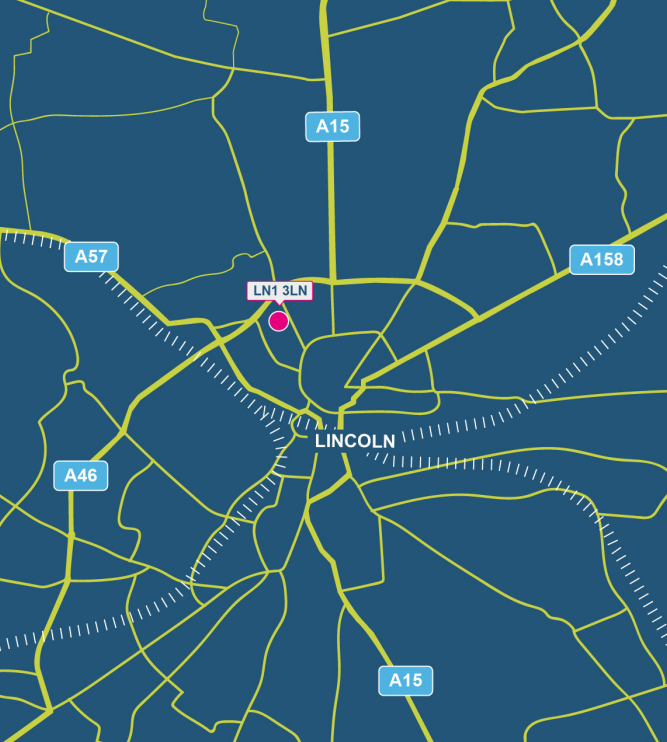




BANKS LONG&Co

137-141 BURTON ROAD, LINCOLN, LN1 3LN

- Ground floor retail unit with upper floor storage/flat
- NIA 217.23 sq m (2,338 sq ft)
- Situated within the popular Burton Road area of the city serving an extensive residential catchment
- Close to a wide variety of other retailers
- First floor suitable for commercial or continued residential use
- **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 is located on the busy and popular Burton Road, north of Lincoln city centre and a short walk from the world famous Cathedral and Medieval Castle. The shops on Burton Road serve a large nearby residential catchment.

The unit is situated on the eastern side of Burton Road easily accessible from the city centre and the A46 Bypass. There is on-street parking directly outside the property.

Lincoln is one of Britain's finest Cathedral cities and is the administrative and major shopping centre within Lincolnshire. It is ranked 4th in the East Midlands Experian Centre ratings behind Leicester, Nottingham and Derby. Lincoln has a total catchment population of 543,367 and a total catchment spend of £985m.

PROPERTY

The property comprises an open plan retail unit on the ground floor with storage rooms, an office and WC facilities to the rear.

Laid out over the first floor is a large self-contained flat with access from the rear that would be suitable for either commercial or continued residential use.

The property also benefits from a reasonably sized garden to the rear.

ACCOMMODATION

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

Ground floor	108.62 sq m	(1,169 sq ft)
First floor	108.61 sq m	(1,169 sq ft)

Total NIA: 217.23 sq m (2,338 sq ft)

SERVICES

We understand that mains services including water, drainage and electricity are available 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 Class A1 (Shops) and C3 (Dwellinghouses) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable value: £16,000
UBR: 0.512
Period: 2020-2021

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 the assignment of two Full Repairing and Insuring leases expiring on the 5th February 2022.

Alternatively, a new lease(s) may be available, subject to a separate negotiation with the Landlord.

RENT

£12,560 per annum exclusive, payable quarterly in advance

VAT

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

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's and outgoing tenants reasonable legal costs incurred in connection with the assignment of the lease.

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

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Ref. 9837/2019i/2021C