



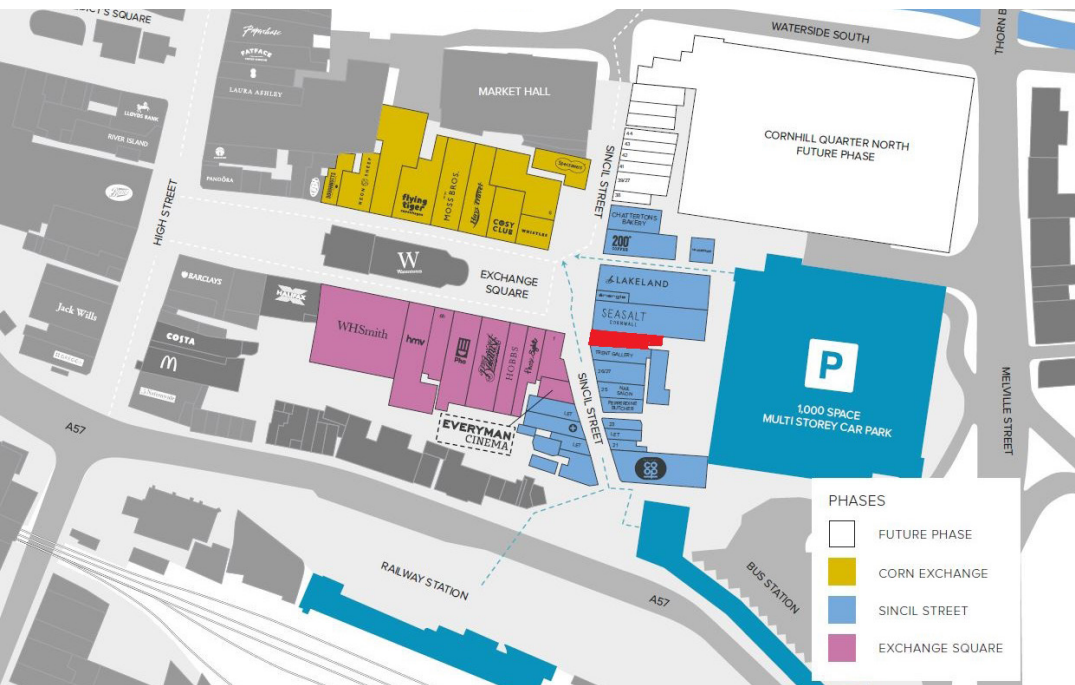
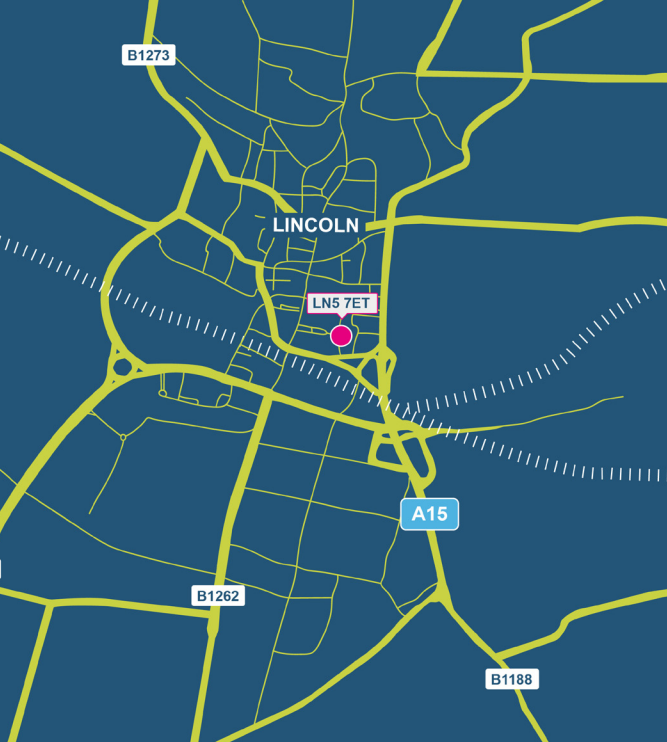
**BANKS  
LONG&Co**

30 SINCIL STREET, LINCOLN, LN5 7ET



## RETAIL PREMISES

- Prominent retail premises
- GIA - 179.77 sq m (1,935 sq ft)
- Frontage onto Exchange Square, at the heart of the Cornhill Quarter development
- Nearby occupants include Everyman Cinema, The Botanist, Lakeland, Seasalt and 200 Degrees Coffee
- Within easy walking distance to the railway station, bus station, Lincoln Central car park and the High Street
- **TO LET**



## LOCATION

The Cornhill Quarter is part of a £70m redevelopment aiming to rejuvenate Lincoln's retail offering and city centre, encompassing Sincil Street, City Square and the Corn Exchange. The overall regeneration zone will deliver in excess of 150,000 sq ft of mixed use commercial space and has already accounted for significant improvements to city centre infrastructure links, including a new multi-storey car park and bus station.

The Cornhill Quarter contains a vibrant mix of occupants including restaurants The Botanist and The Cosy Club, national retailers such as Hobbs, Phase Eight and Whistles, a 4-screen Everyman Cinema and 200 Degrees Coffee.

Lincoln is the administrative centre and largest city in Lincolnshire with an urban population of 130,000 and a total catchment population of 545,000, giving it a total comparison goods expenditure of over £985m.

## PROPERTY

The property is prominently located on Sincil Street, with frontage overlooking Exchange Square. Arranged over two floors, it contains a large ground floor retail space, WC facilities and a large first floor retail/storage space. Rear access leads onto a gated service yard.

The property will be 'white boxed' prior to letting, ready to be fitted out by the incoming tenant.

## ACCOMMODATION

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

Ground floor sales	70.61 sq m	(760 sq ft)
Ancillary	19.26 sq m	(207 sq ft)
First floor	89.90 sq m	(968 sq ft)

**Total GIA: 179.77 sq m (1,935 sq ft)**

## SERVICES

New mains services of electricity, water and drainage have been connected to the property.

## TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Following changes to the Use Classes Order that came into effect on 1st September 2020, Class E now encompasses a number of uses including A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Café), B1 (Business) and D2 (Assembly & Leisure).

## RATES

**Charging Authority:** City of Lincoln Council  
**Description:** Shop and Premises  
**Rateable value:** £15,750  
**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.

## RENT

**£65,000 per annum exclusive**

## LEASE TERMS

The property will be available to let on a new lease for a term of years to be agreed.

## VAT

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

## LEGAL COSTS

The incoming tenant is to be responsible for the Landlord's reasonable legal costs incurred in documenting the transaction.

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.

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

**Contact:** James Butcher/Tim Bradford or Ben Oliver, KLM Retail  
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**Ref.** 8334/2020K/2021C

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