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Sincil Salon

BURNETT'S  
SANDWICH CO.

Lincolnshire  
88



23 Sincil Street,  
Lincoln, LN5 7ET

#1197/2019II/2020C

 **BANKS  
LONG & Co**





# 23 Sincil Street

Lincoln LN5 7ET



Agreement

To Let



Detail

Prominent Retail Premises



Rent

£20,000 pax



Size

93.32 sq m (1,005 sq ft)



Location

Lincoln, LN5 7ET



Property ID

#1197/2022F

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The property comprises of a fully refurbished ground floor retail unit with first floor and WC.

The first floor contains two sizable rooms that can be used either for storage or offices.

**EPC: E121**

## Store Front Design

The ingoing Tenant is to obtain the Landlord's approval to the signage, colour scheme and general design of the store front and return frontage, which will follow the guidance contained in the Cornhill Quarter Shopfront Design Guide, a copy of which can be provided on request.

## Accommodation

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

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	45.39	489
WC/Corridor	11.07	119
First Floor	36.86	397
Total GIA	93.32	1,005

## Services

We understand that mains supplies of electricity, water and drainage 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 & Country Planning

The property has an established use falling within Class E (Commercial, Business and Services Use) of the Town & Country 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:** £6,400  
**UBR:** 0.512  
**Period:** 2022-2023

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 an Internal Repairing and Insuring lease for a term to be agreed. The Tenant is to be specifically responsible for the upkeep, maintenance and repair of the internal parts of the property and shopfront only. The Landlord will be responsible for external repairs.

Pease note - Sections 24 and 28 of the Landlord & Tenant Act 1954 Security of Tenure provision shall be contracted out of the lease.

## Rent

**£20,000 per annum**

## VAT

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

## Legal Costs

The ingoing tenant is to be responsible for the Landlord's reasonable legal costs.



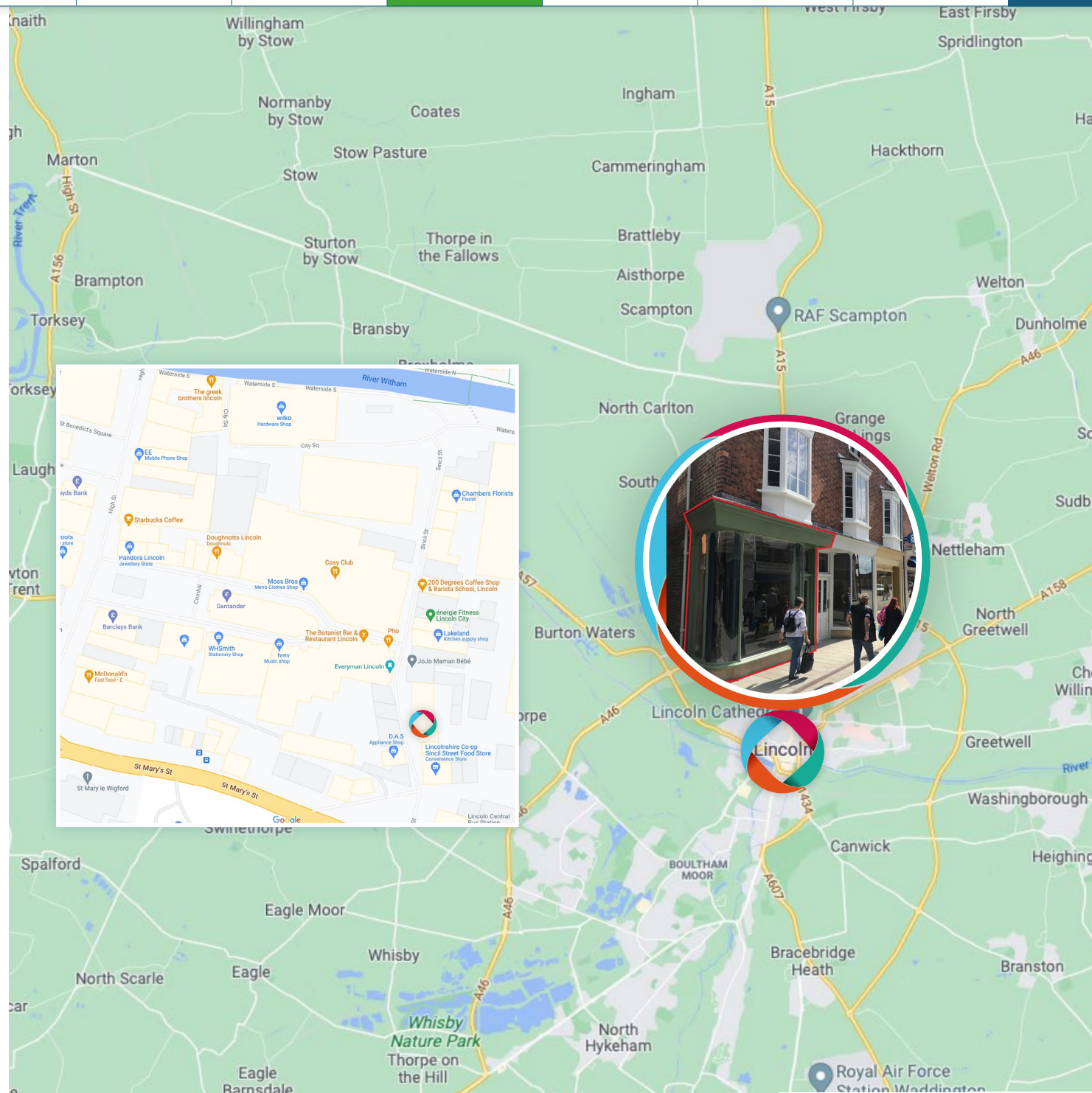


## Location

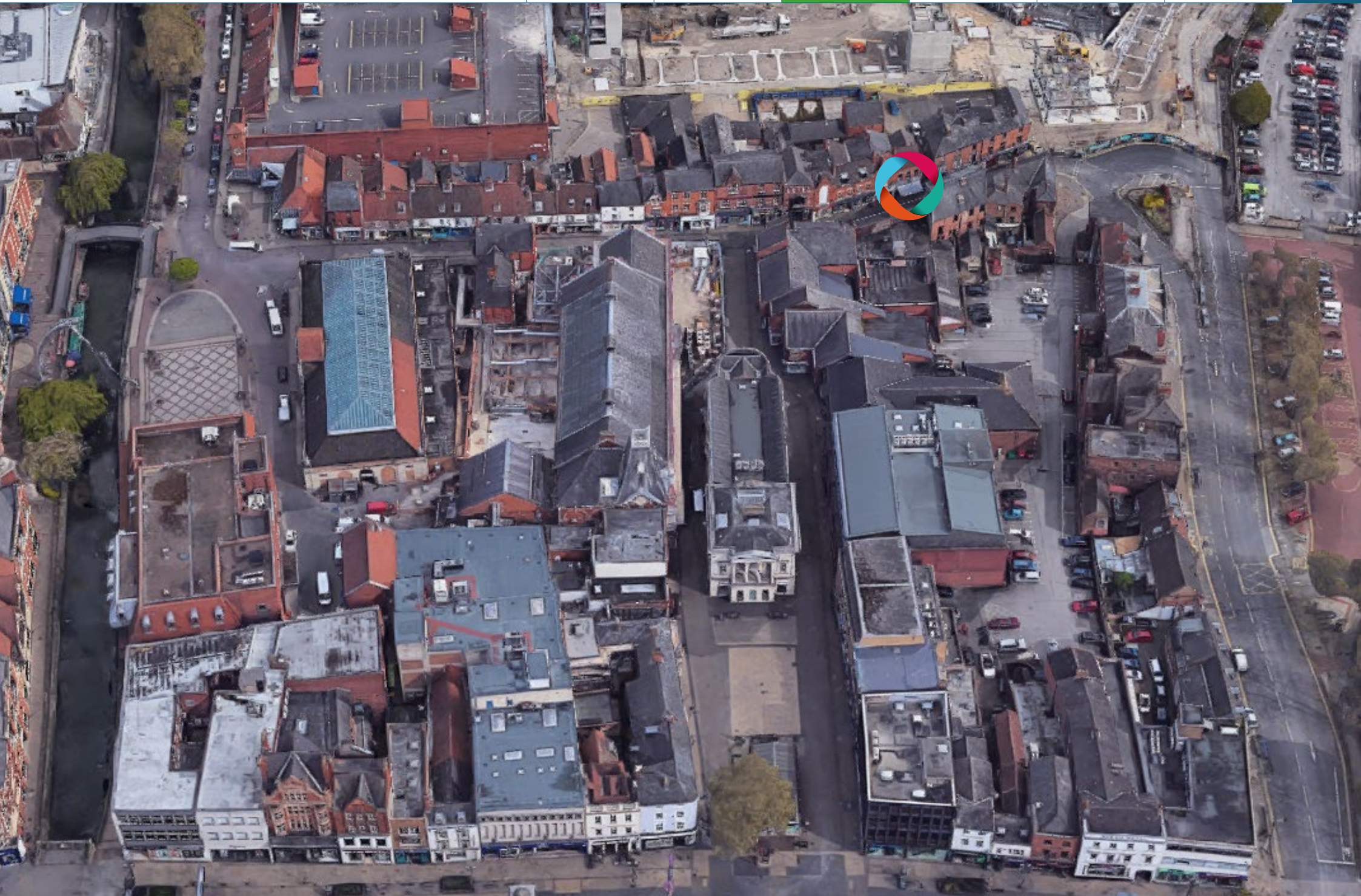
The Cornhill Quarter is part of a £70m redevelopment aiming to rejuvenate Lincoln's retail offering and city centre, encompassing Sincil Street, City Square and the Corn Exchange. The overall regeneration zone will deliver in excess of 150,000 sq. ft of mixed-use commercial space and has already accounted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

Occupiers within the scheme include 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. It is also a growing University City with over 15,000 students and staff based at the main campus in Lincoln, contributing an estimated £250 million to the local economy.



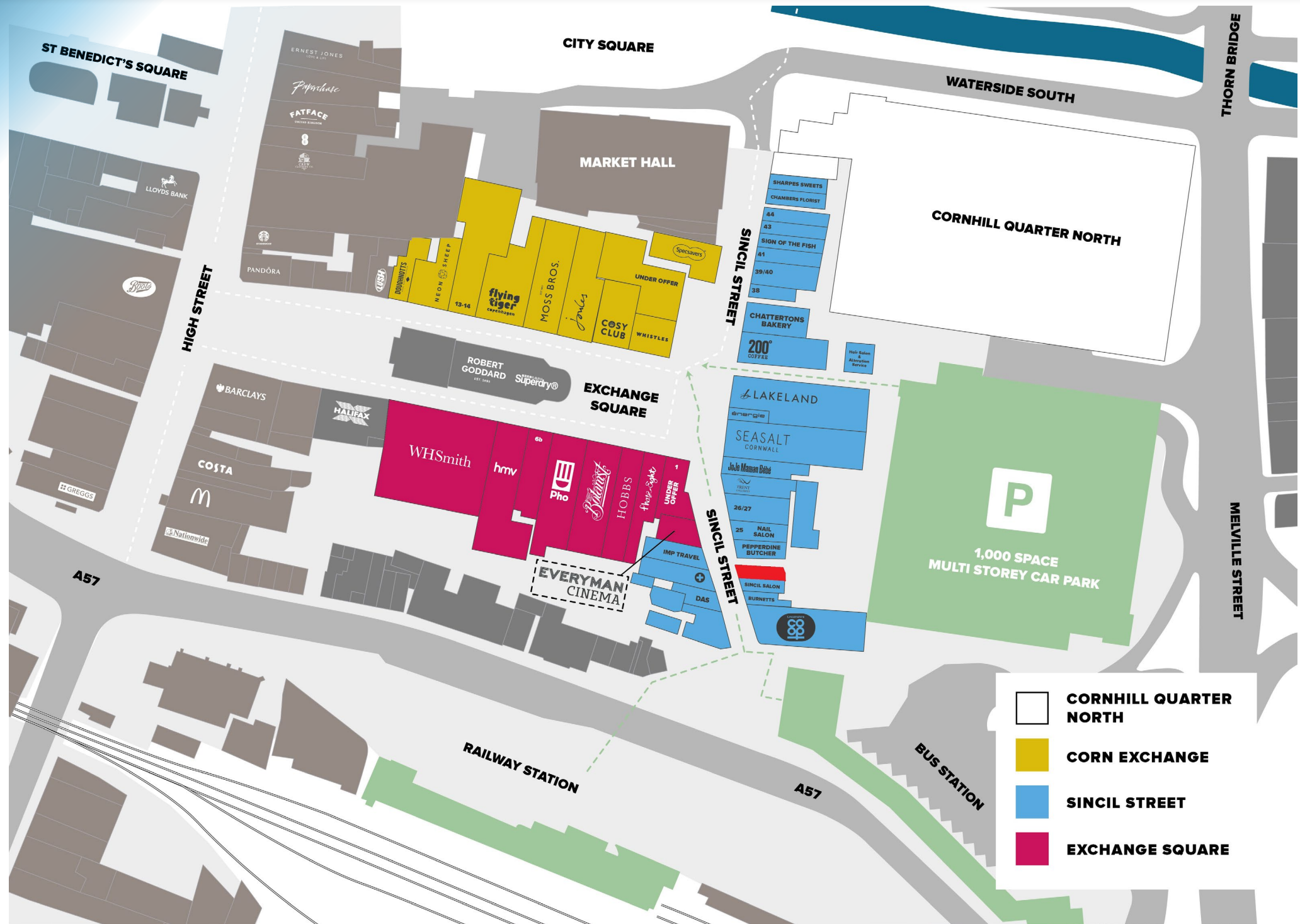














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