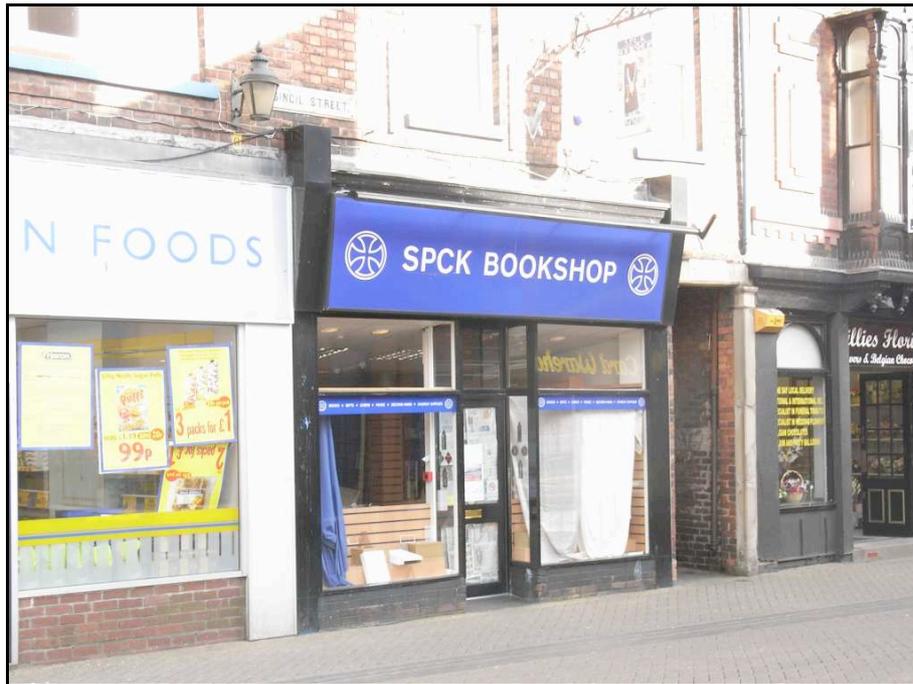


## 30A SINCIL STREET LINCOLN



### CENTRALLY LOCATED RETAIL UNIT TO LET

- \* Approx 444 sq ft (41.3 sq m) sales area.
- \* Excellent secondary location.
- \* Number of national retailers in close proximity.
- \* Rent: £24,000 per annum exclusive.

Prominent and centrally located retail unit, with strong passing footfall.

***ALL ENQUIRIES 01522 698888***

CP7383/MDJ/B14

## **GENERAL**

The property is located on the pedestrianised Sincil Street at the junction to Cornhill. The position benefits from strong passing footfall with national retailers McDonalds, Waterstones, WH Smiths, Thorntons, Heron Frozen Foods and Ladbrokes in close proximity.

## **ACCOMMODATION**

Retail Area:

Max Width: 18' 2" (5.52 m)

Max Depth: 30' 9" (9.38 m)

Total Area: 444 sq ft (41.3 sq m)

Rear Storage Left: 47' 10" (14.60 m) x 18' 8" (5.67 m) = 851 sq ft (79.1 sq m)

Rear Storage Right: 11' 6" (3.49 m) x 8' 8" (2.64 m) = 98 sq ft (9.1 sq m)

First Floor:

Room One: 13' 6" (4.10 m) x 12' 10" (3.92 m) = 172 sq ft (16.0 sq m)

Room Two: 11' 11" (3.65 m) x 10' 5" (3.17 m) = 125 sq ft (11.6 sq m)

Kitchen: 13' 8" (4.17 m) x 7' 8" (2.36 m) = 105 sq ft (9.8 sq m)

Second Floor:

Room One: 13' 5" (4.08 m) x 12' 10" (3.93 m) = 172 sq ft (16.0 sq m)

Room Two: 7' 10" (2.38 m) x 13' 11" (4.24 m) = 101 sq ft (9.4 sq m)

Room Three: 15' 1" (4.60 m) x 9' 9" (2.97 m) = 147 sq ft (13.7 sq m)

Room Four: 15' 11" (4.87 m) x 8' 0" (2.41 m) = 126 sq ft (11.7 sq m)

## **SERVICES**

Mains electricity, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## **OUTGOINGS** (verbal enquiry only)

2005 Rateable Value: £19,500

Rate in the pound 2008/09: 46.2p

## **TENURE**

To let by way of assignment of existing lease that ends 23<sup>rd</sup> December 2013.

## **RENTAL**

£24,000 per annum exclusive, payable quarterly in advance.

## **LEGAL COSTS**

In the usual manner, the ingoing tenant will be responsible for the landlord's legal costs.

## **VIEWING**

By appointment with Hodgson Elkington, 1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH. Tel: 01522 698888 Fax: 01522 687962 Email: info@hodgsonelkington.co.uk

## **ANTI-MONEY LAUNDERING LEGISLATION**

The Money Laundering Regulations 2003 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.

## **COMMERCIAL LEASE CODE**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, or solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or from the Publications section of the Hodgson Elkington web site at [www.hodelk.co.uk/publications](http://www.hodelk.co.uk/publications)