

RETAIL UNIT

TO LET



3-4 The Strait, Lincoln  
LN2 1JD

#1228449/2025E

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# 3-4 THE STRAIT

LINCOLN, LN2 1JD



Agreement

To Let



Detail

Retail Unit



Rent

£20,000 pax



Size

78.32 sq m (843 sq ft)



Location

Lincoln, LN2 1JD



Property ID

#1228449/2025E

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



**JASPER NILSSON**

BA (Hons)  
Surveyor

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Property

The property comprises a double fronted retail unit occupying a prominent location on The Strait, which connects Lincoln's pedestrianised High Street with Steep Hill and, beyond that, the historic Uphill area of the city. This section of The Strait, therefore, enjoys decent levels of pedestrian footfall.

The attractive unit is arranged over ground, first and second floors, with a glazed double frontage running the full width of the property.

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	36.47	393
First and Second Floor Ancillary	41.85	450
<b>Total NIA</b>	<b>78.32</b>	<b>843</b>

Energy Performance Certificate

Rating: E112

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and no warranty can be given as to the capacity of these and whether these are in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & 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 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Shop and Premises  
**Rateable Value:** £11,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

**£20,000 per annum exclusive payable quarterly in advance.**

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

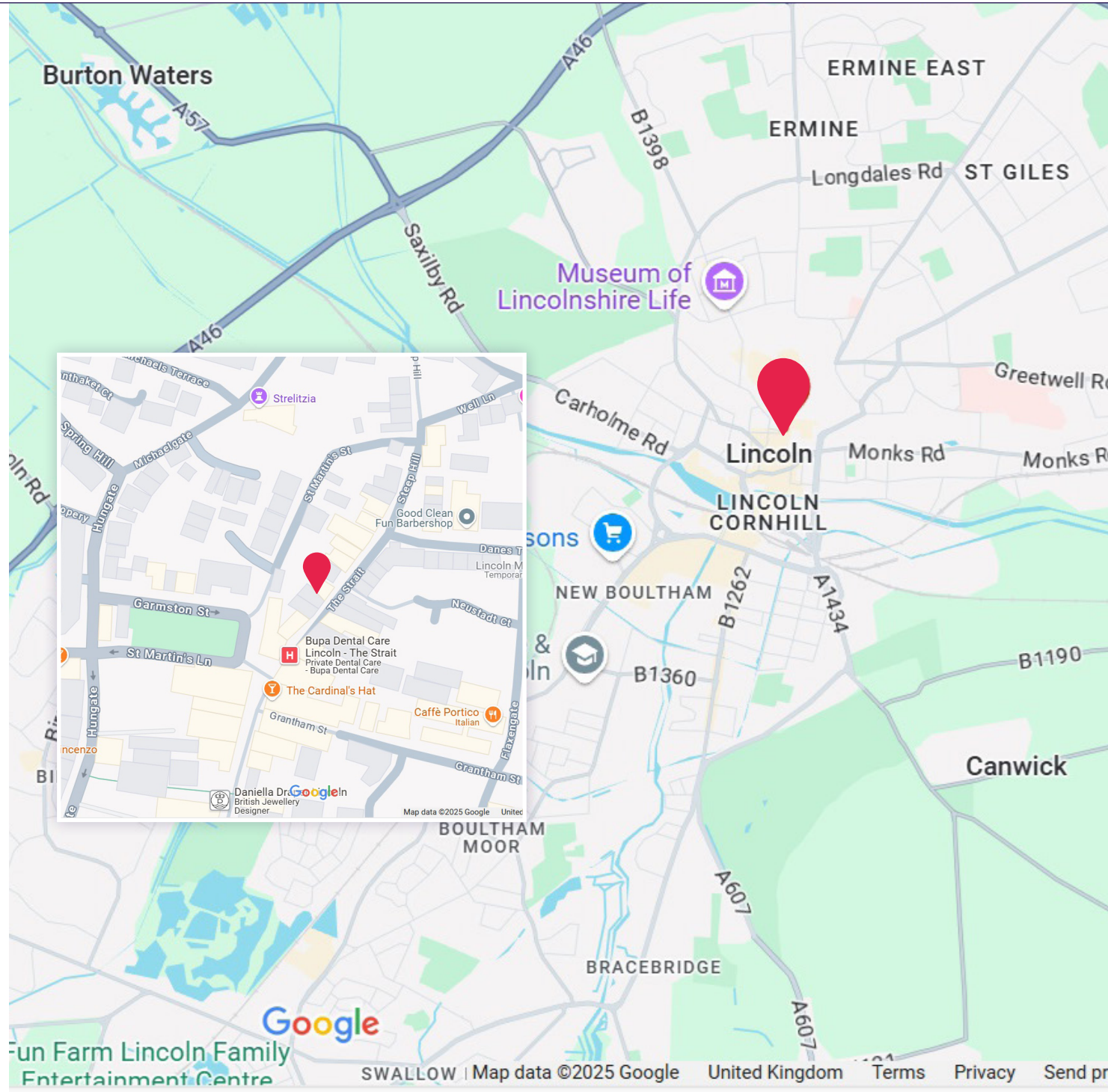
The property is situated in a prominent location at the southern end of The Strait, close to where it joins the High Street and a short walk south of the historic Uphill area of the city.

There are a wide variety of high quality and long established shops and restaurants in the surrounding area, which are a mix of national, regional and local operators. These include Pizza Express, Wildwood, Gere Menswear, Agathas, Daniella Draper Jewellery and The Cardinals Hat.

This is a part of the city that attracts a good level of footfall, both shoppers and tourists, due to the proximity of the Cathedral and Castle, and also the prime shopping areas further south along the High Street.

Lincoln is one of England's finest Cathedral Cities and the administrative and major shopping centre for the County of Lincolnshire. It has an estimated population of circa 543,400 and an established total catchment spend of £984.40m.

It is also a growing University city with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250m to the local economy.



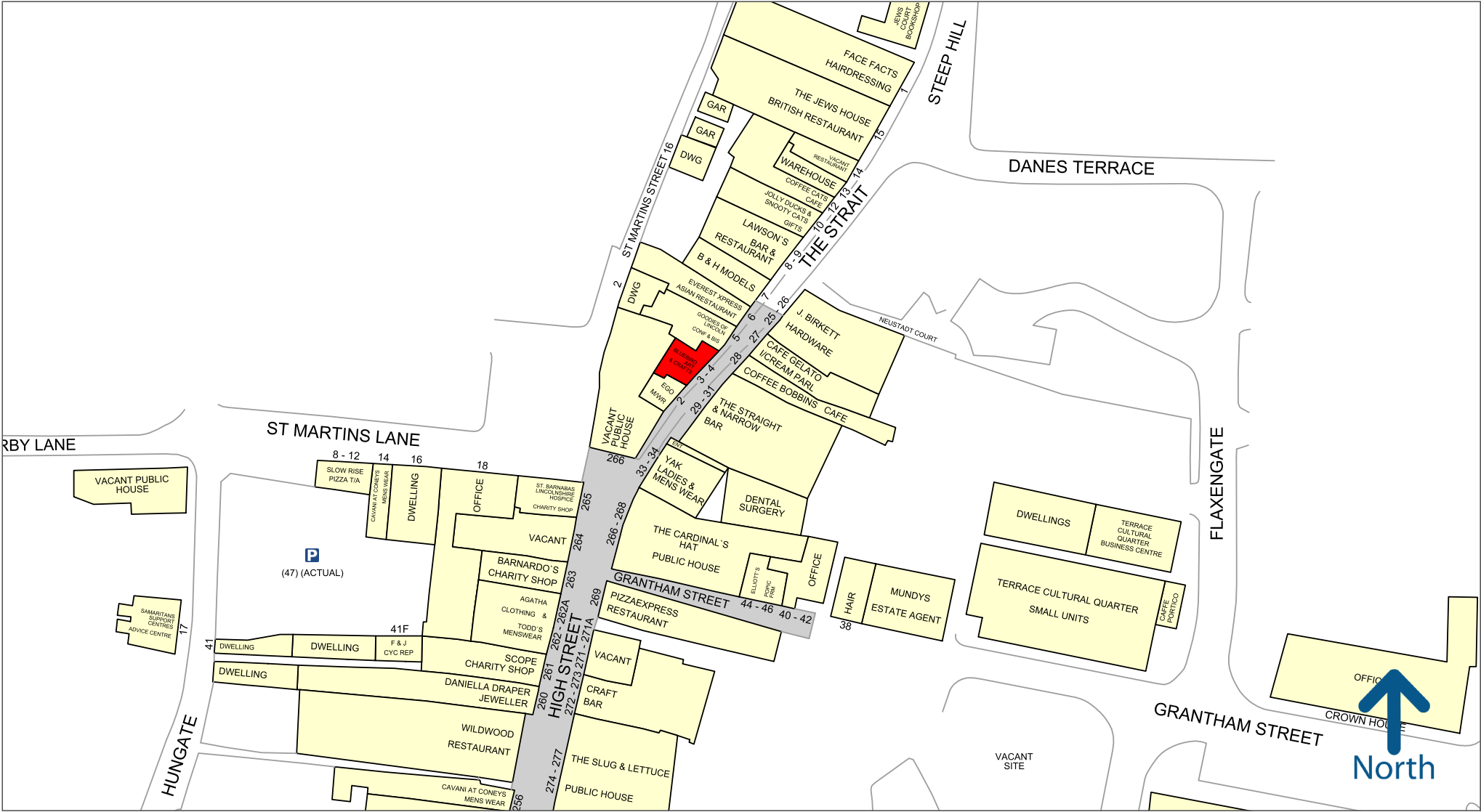












50 metres