

RETAIL UNIT

TO LET



Unit 1, High Farm Precinct, Washingborough
LN4 1DQ

#10783/2023J

Eddisons

Unit 1, High Farm Precinct

Washingborough, LN4 1DQ



Agreement

To Let



Detail

Neighbourhood Retail Unit



Rent

£12,500 pax



Size

60 sq m (644 sq ft)



Location

Washingborough, LN4 1DQ



Property ID

#10783/2023J

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)

Surveyor

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07929 105 395

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Property

This property comprises an end terrace neighbourhood retail unit with a full width glazed frontage.

The inside of the unit is fitted out to a good standard with a staff area and WC to the rear. The shutters that are in situ can be retained subject to reaching agreement with the current occupier over a payment for them.

The unit forms part of the High Farm Precinct, the main shopping centre within the large and well regarded village of Washingborough.

Accommodation

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

Area	m ²	ft ²
Retail Floor Area	46.6	500
Office/Storage	13.4	144
Total NIA	60	644

Energy Performance Certificate

Rating: C74

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be 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).

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: North Kesteven District Council
Description: Shop and Premises
Rateable value: £9,300
UBR: 0.512
Period: 2023-2024

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

£12,500 per annum exclusive payable quarterly in advance.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

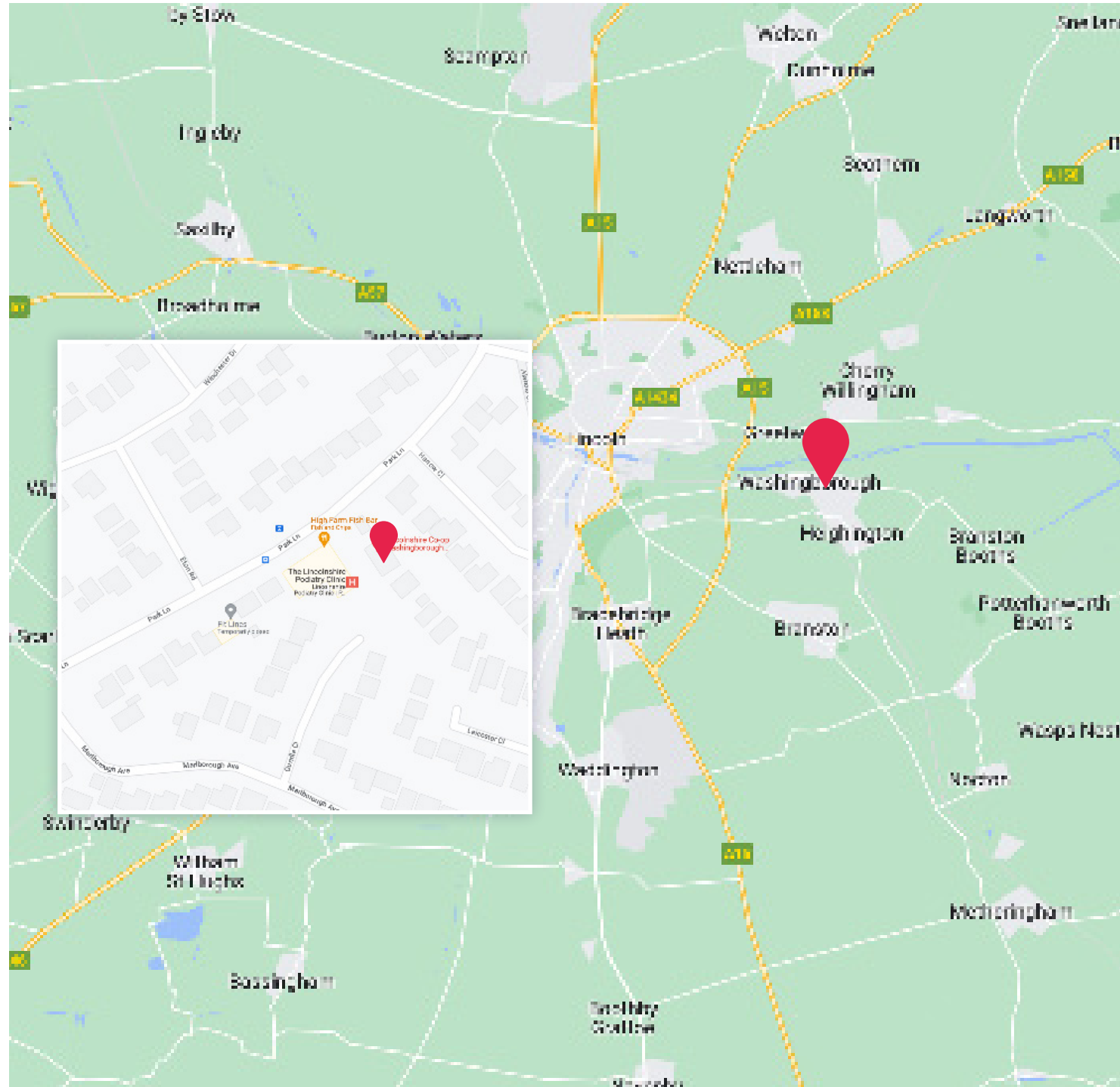
Legal Costs

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

Location

The property is located on the High Farm Precinct Neighbourhood Centre in the heart of Washingborough. Occupiers include a Co-op Foodstore, Pharmacy, Post Office, a Fish and Chip shop, Chinese takeaway and Podiatry Clinic.

Washingborough is a large and well regarded village situated approximately 3 miles east of Lincoln, with a population of circa 6,385. The property is in an easy accessible location for Lincoln City centre, via the eastern bypass and picks up trade from the nearby village of Heighington, where there is only a limited availability of local services.







Proglide Lincoln Ltd, Shopping Centre, Park Lane, Washingborough, Lincoln, LN4 1DQ

