

SHOWROOM

TO LET



Unit 3, Outer Circle Road, Lincoln
LN2 4HX

#1218415/2025G

Eddisons

UNIT 3, OUTER CIRCLE ROAD

LINCOLN, LN2 4HX



Agreement

To Let



Detail

Showroom



Rent

£32,000 pax



Size

277.42 sq m (2,985 sq ft)



Location

Lincoln, LN2 4HX



Property ID

#1218415/2025G

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property has brick/block elevations with a metal profile roof.

Internally, the property has been previously used as a showroom so benefits from painted plastered walls and a suspended ceiling with spotlighting and air conditioning throughout. There are large display windows fronting Outer Circle Road, as well as carpeted floors. The property also benefits from WC and kitchen facilities.

Externally, the property benefits from 9 customer parking spaces to the front with loading and unloading facilities to the rear.

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 ²	ft ²
Total GIA	277.42	2,985

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 planning consent for uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: City of Lincoln Council
Description: Showroom and Premises
Rateable Value: £27,000

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

£32,000 per annum exclusive

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.

Anti-Money Laundering

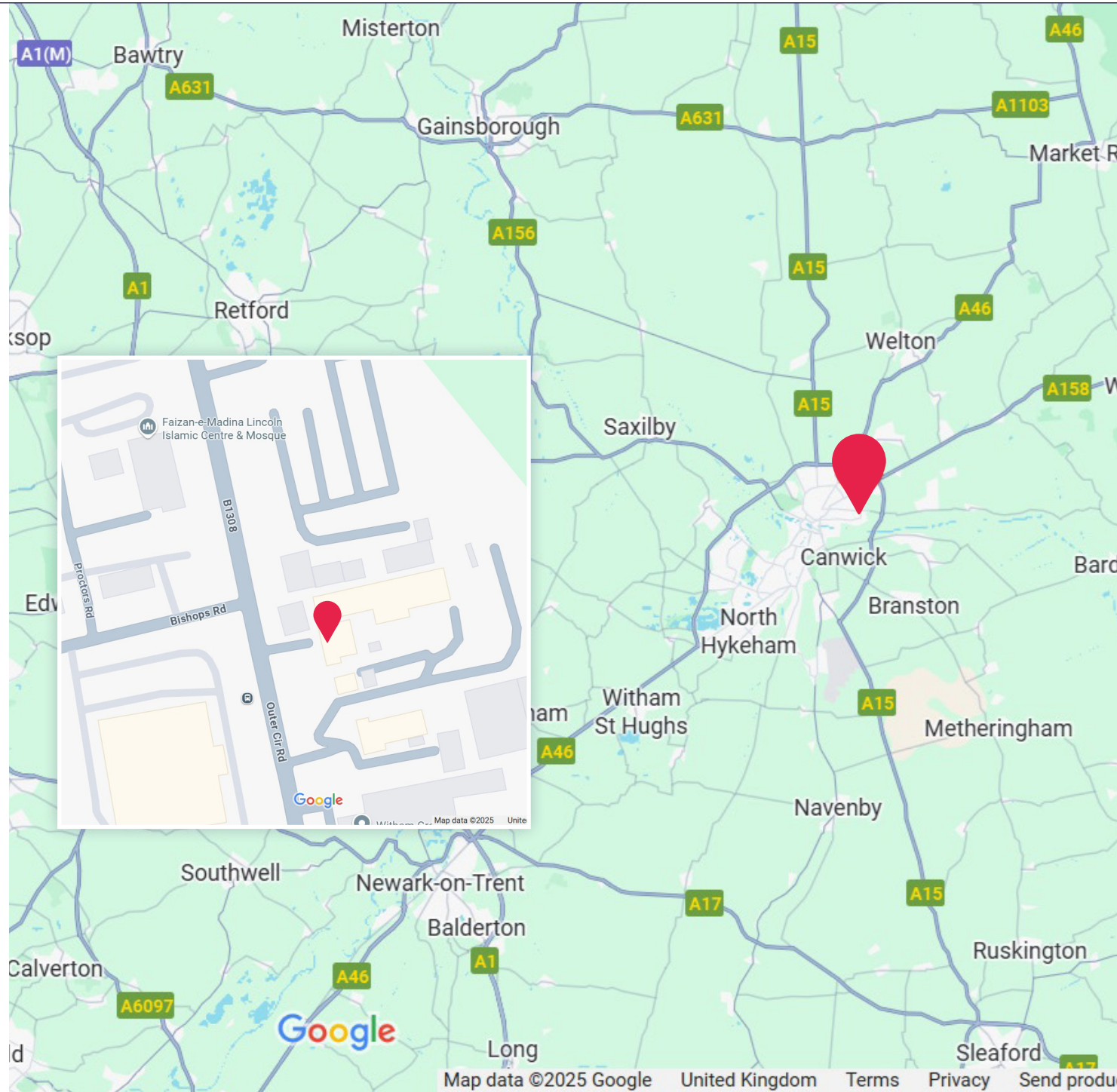
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property occupies an extremely prominent position with frontage to Outer Circle Road, which is one of the most popular pitches to the north of the city and nearby occupiers include Lidl, B&M, Tesco Superstore, Wickes, Magnet and Dunelm.

The property is situated about 1½ miles to the north east of Lincoln City Centre and close to the Lincoln Bypass.

Lincoln is one of England's finest Cathedral cities. It is the administrative and major shopping centre within the county of Lincolnshire. It has a population catchment of circa 543,367 and an established total catchment spend of £784.40 million. It is also a growing University city with close to 15,000 students and academic staff based at the main campus in the city centre, contributing an estimated £250 million to the local economy.

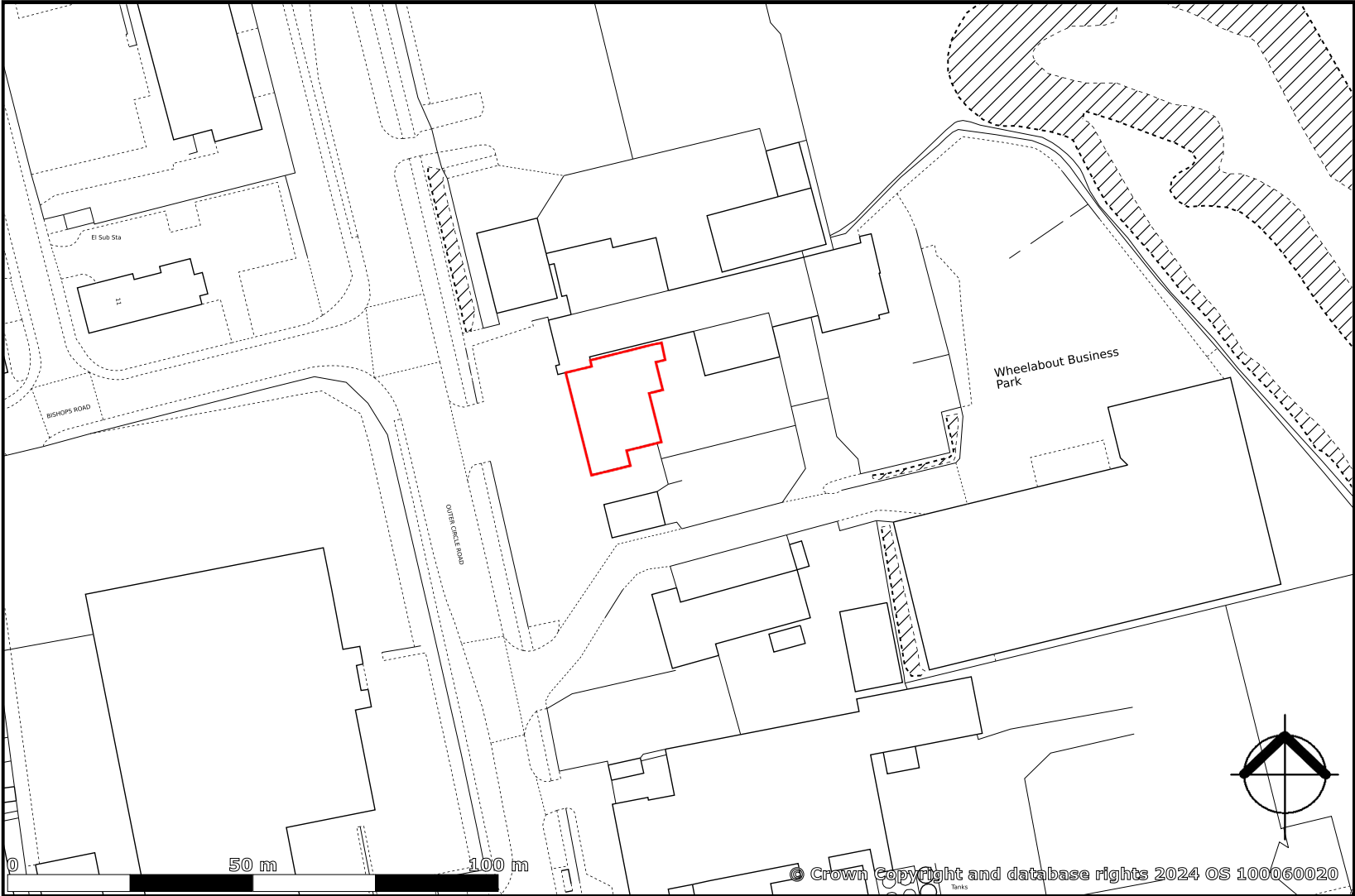




Google



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Plotted Scale - 1:1,250