

TO LET

SU5 Ground Floor Mall Waterside Centre Lincoln



Location

The Waterside Shopping Centre is located in the heart of Lincoln City Centre, fronting 100% prime high street. The Centre offers a great range of shops including Stormfront Apple re-seller, Goldsmiths, The Body Shop, Office Shoes plus quality fashion stores H&M, Next, and New Look with a new Topshop/Topman to open in Summer 2018.

The subject unit is located on the upper ground floor adjacent to Vision Express.

Accommodation

Unit can be let as a ground floor lock up if required.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor GIA	1,227	114.0
First Floor GIA	1,313	122.0

Rent

We are seeking rental offers of £72,500 per annum exclusive.

Tenure

The premises are available from Summer 2018 by of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Lincoln Council.

Service Charge

The on-account service charge for the year 2018 stands at approximately £11,102.

EPC

Energy Performance Asset Rating - C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared February 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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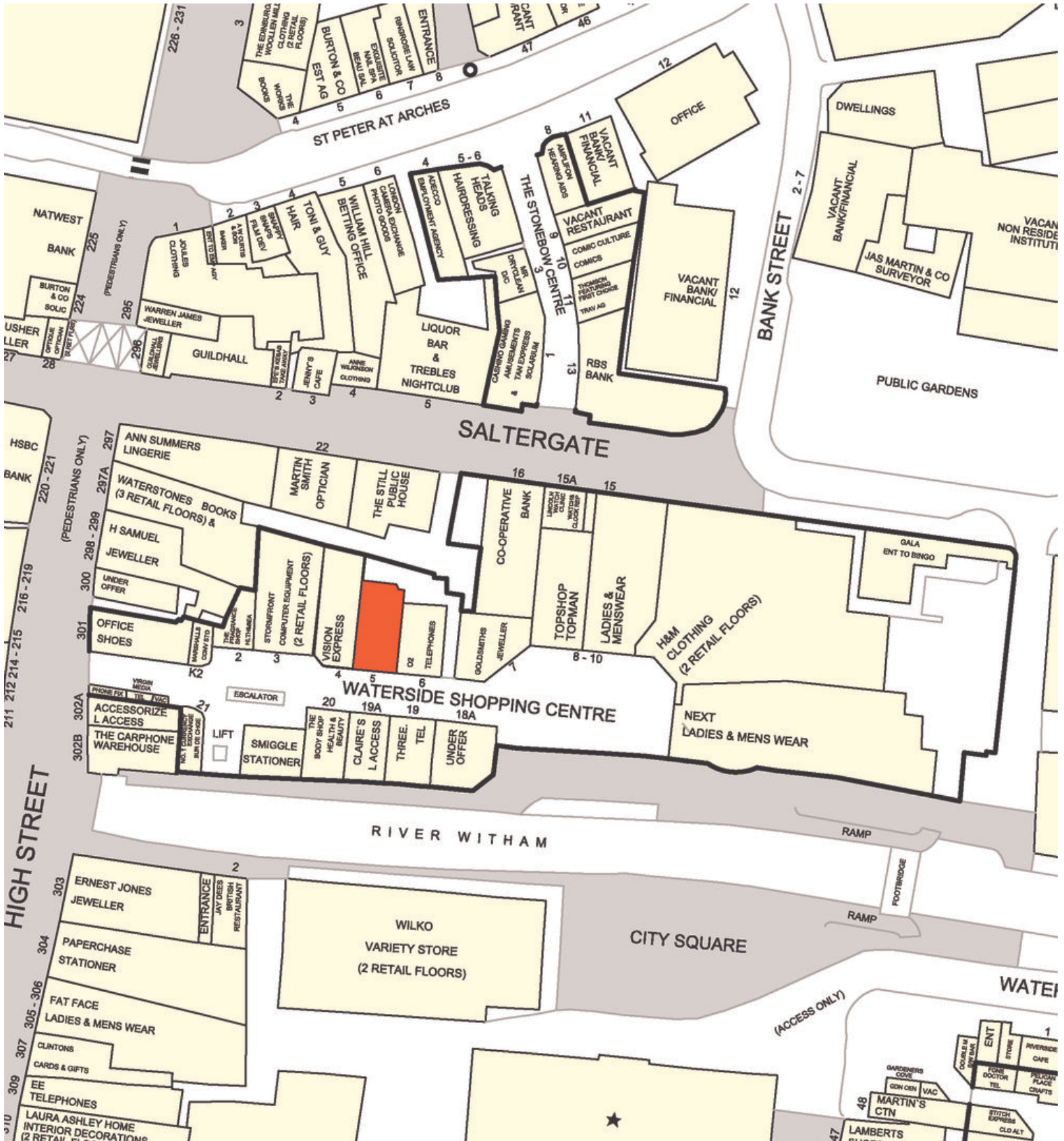
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