

TO LET RETAIL OPPORTUNITY

DUNFORD ROAD

Lincoln, LN5 8HF



Key Highlights

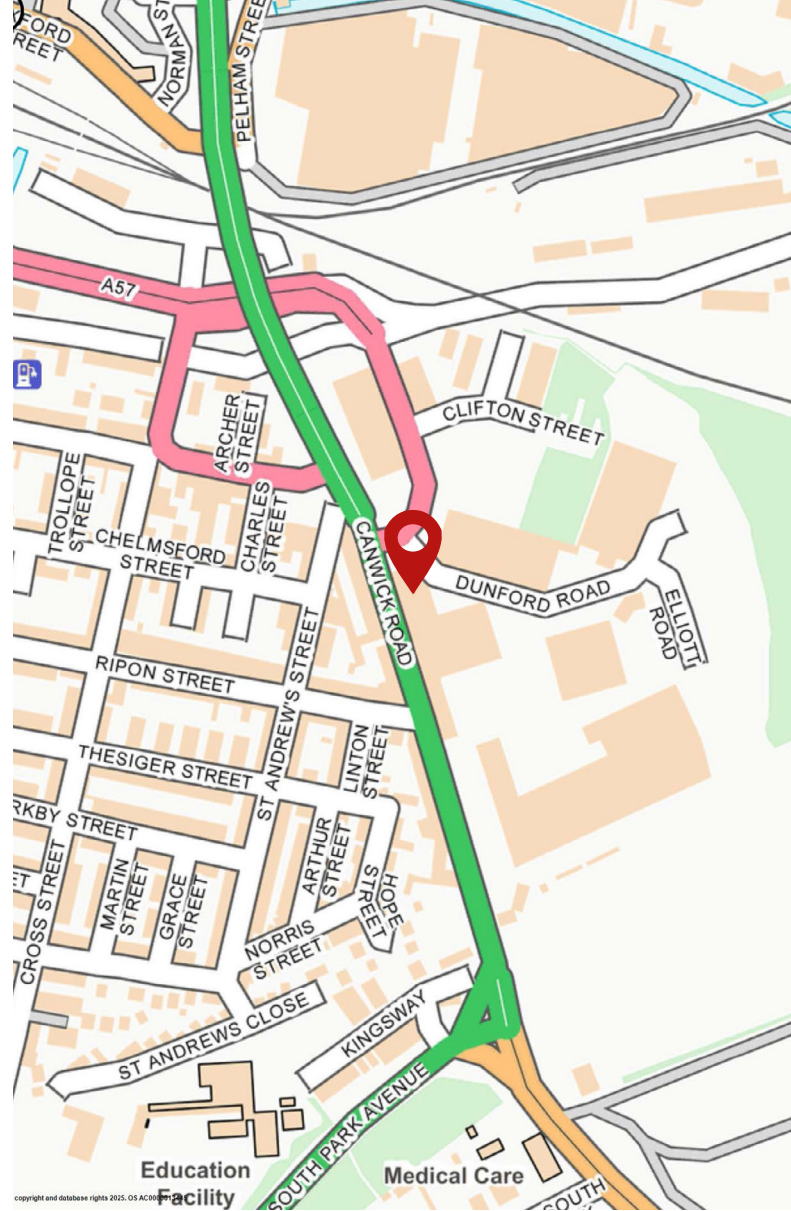
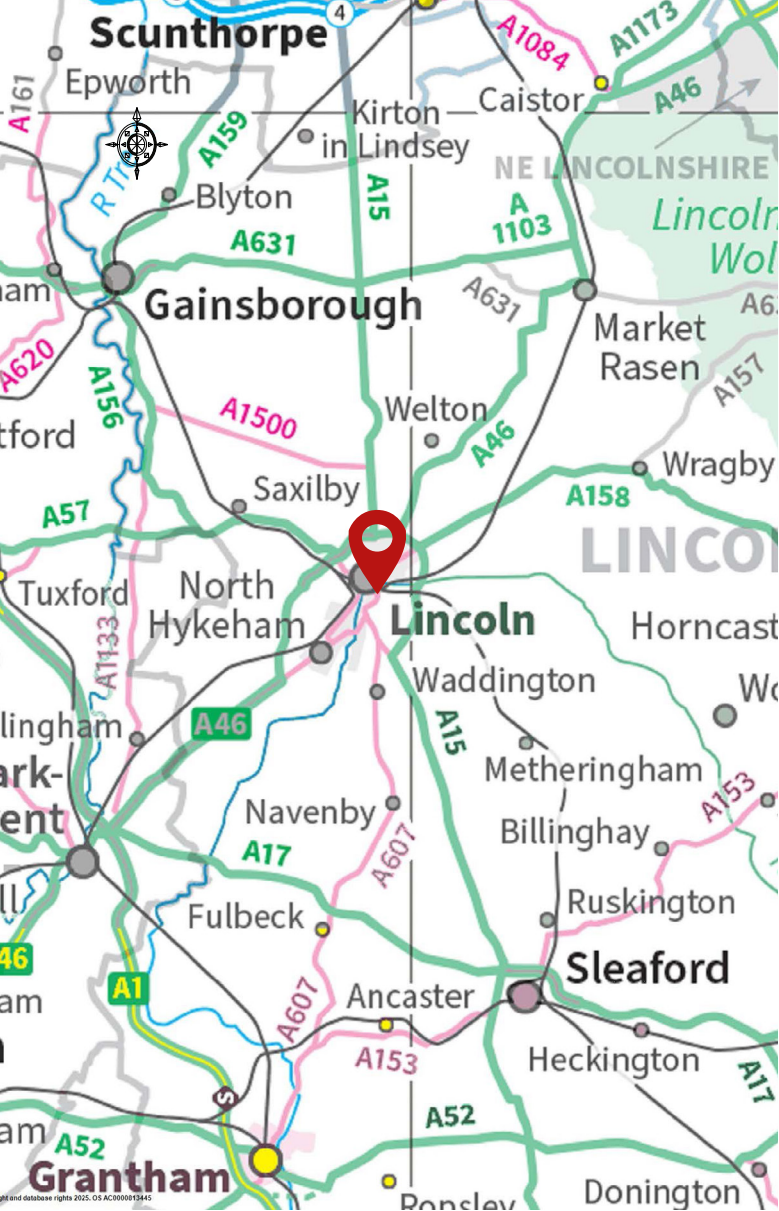
- Large open plan retail unit with excellent dual roadside frontage
- Extending to approximately 10,704 sq ft (994.47 sqm) NIA
- Rental £95,000 per annum, exclusive (£8.87 per sq ft)
- External car park providing parking provisions for up to 20 spaces

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row
Nottingham NG1 6GN

+44 (0) 115 934 8050

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LOCATION

Lincoln is a vibrant University City which offers a variety of facilities including an excellent choice of shops, restaurants, public houses and leisure facilities. The city is located 144 miles north of London, 35 miles north east of Nottingham, 46 miles south east of Sheffield and 54 miles north east of Leicester. For access further afield and direct commuting to London, there are several direct daily trains from Lincoln to London Kings Cross and the A15 (North) provides easy access to the M180 motorway network and Humberside Airport, whilst there is also easy access west to the A1 at Markham Moor and Newark (A1) via the A46.

SITUATION

The property occupies a prominent corner position at the intersection between Canwick Road (A1434) and Kesteven Street (A57). The property benefits from a good traffic flow with a return frontage to both of Lincoln's principal roads.

The immediate vicinity is predominantly categorised by a combination of residential and commercial occupiers, including: Jackson Buildbase, Tesco, Croft Carpets Curtains & Blinds Ltd, At Home Kitchen and Bathroom and Portland Tools 1998 to name but a few.

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DESCRIPTION

The property comprises a large open plan retail unit, formerly trading as Carpets 4 Less, with the benefit of full height display windows fronting both Canwick Road and Kesteven Street. Additionally, the property benefits from ancillary office accommodation at mezzanine level and roller shutter door access. The property has undergone a light refurbishment with new plumbing and electrics and is fitted with 3 phase electricity.

Externally, the property benefits from its own car park providing parking for up to 20 spaces.

ACCOMMODATION

The property has been measured on a net internal basis. All figures are provided for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	9,532	885.56
First Floor	1,172	108.91
TOTAL	10,704	994.47

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TENURE

The property is available on a leasehold basis for a term to be agreed.

RENT

£95,000 per annum exclusive.

BUSINESS RATES

Rateable Value (2023) - £56,000

EPC

D 85

VAT

VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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