

LINCOLN

WATERSIDE SHOPPING CENTRE
GROUND FLOOR OPPORTUNITIES**Description**

Situated in the heart of Lincoln City Centre, the Waterside Shopping Centre provides the city's prime shopping centre destination with frontage onto Lincoln High Street. The centre is anchored by the recently opened **TopShop/TopMan, H&M** and **Next** with other new openings including **Vision Express** and **Sketchers**. Other occupiers in the scheme include **Stormfront (Apple reseller), Goldsmiths, The Body Shop, Office Shoes, New Look** and **Smiggle**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The following opportunities are available on the ground floor:

| Unit | Rent (pax) | Area (sq. ft.) | Service Charge (pa) | Rateable Value | Rates Payable (22/23) |
|------|------------|-------------------|---------------------|----------------|-----------------------|
| K2 | £15,000 | GF 350 Anc 315 | £7,011 | £24,000 | 0.499p |
| SU21 | £25,000 | GF 447 | £4,617 | £24,500 | 0.499p |

Lease

The opportunities are available, subject to vacant possession, on new effectively full repairing and insuring leases for a term of years to be agreed.

EPC

The following EPC ratings apply:-

K2 - C 58
SU21 - Has been commissioned

A full EPC report is available upon request.

Legal Costs

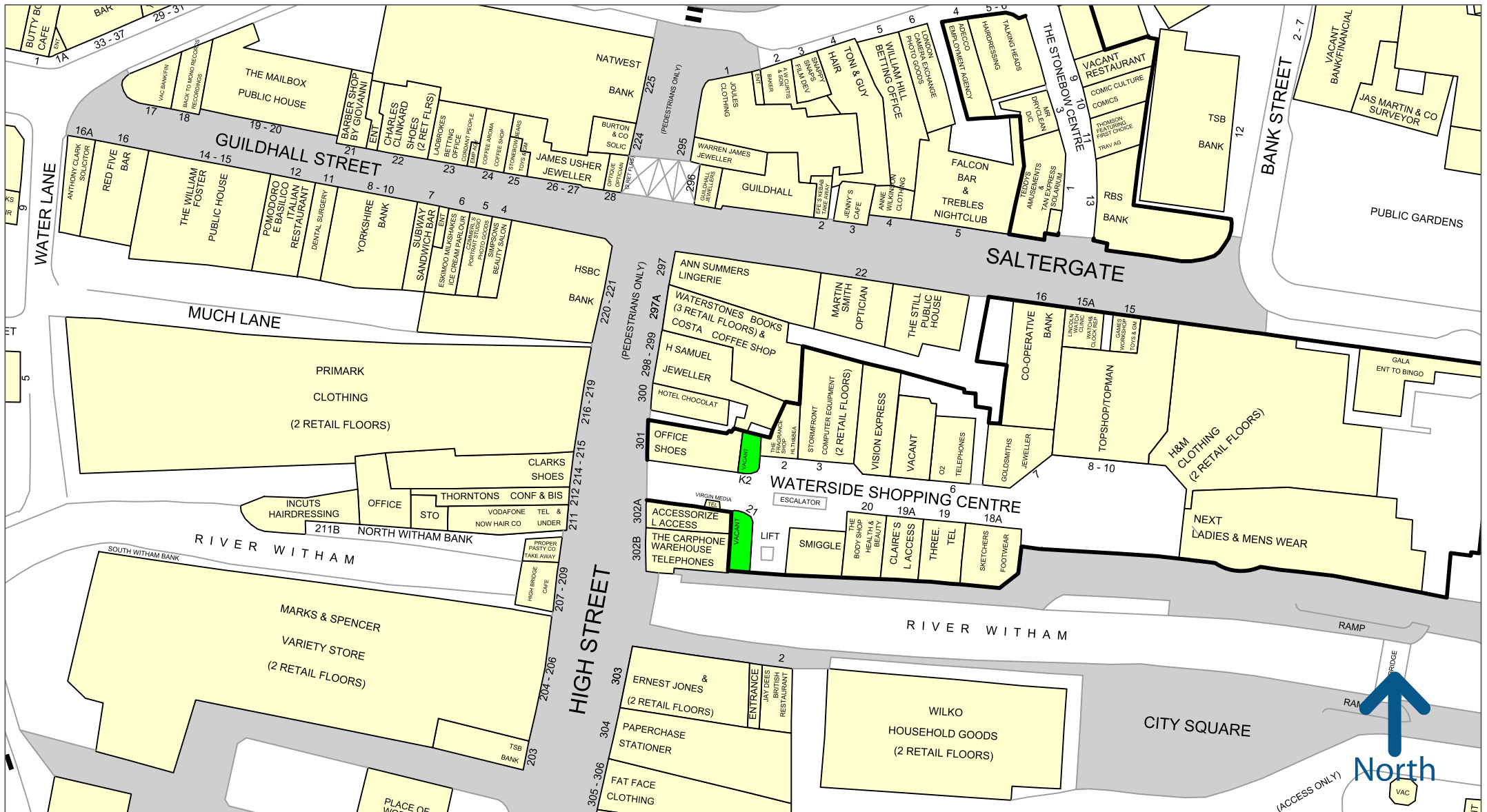
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 08/02/2021
Created By: Green and Partners

50 metres

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