

# LINCOLN

## WATERSIDE SHOPPING CENTRE LOWER GROUND 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 lower ground level:

Unit	Rent (pax)	Area (sq. ft.)	Service Charge (pa)	Rateable Value	Rates Payable (20/21)
RU3	Upon Application	7,949	£65,564	£108,000	0.512p
28/29	Upon Application	3,856	£39,992	£64,500	0.512p

### 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:-

RU3 - C 67  
28/29 - C 63

A full EPC report is available upon request.

### Legal Costs

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

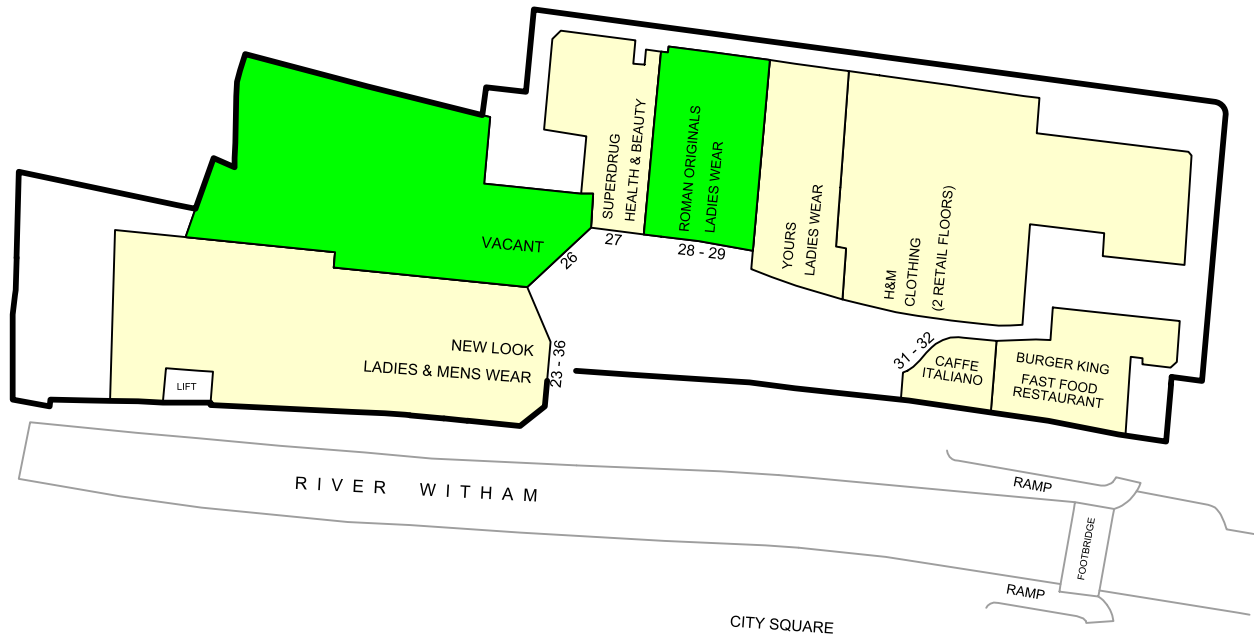
### Viewing

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

**Harry Silcock** 020 7659 4839  
harry.silcock@greenpartners.co.uk

**Rowen Grandison** 020 7659 4848  
rowen.grandison@greenpartners.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 11/11/2019  
Created By: Green and Partners



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