

RETAIL WAREHOUSE UNIT

TO LET



310-314 Wragby Road, Lincoln
LN2 4QD

#2214/2026A

Eddisons

310-314 WRAGBY ROAD

LINCOLN, LN2 4QD



Agreement

To Let



Detail

Retail Warehouse Unit



Rent

£65,000 pax



Size

578.33 sq m (6,225 sq ft) GIA
including mezzanine



Location

Lincoln, LN2 4QD



Property ID

#2214/2026A

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises the end unit of a terrace of 3 retail warehouses, with a glazed shop front running its full width, directly abutting a tarmac surfaced car park to the front. Servicing is available from either the front, or from a separate access to the side.

Internally, the property is laid out predominantly over the ground floor and with a mezzanine to the rear.

The cladding to the front of the building has recently been replaced and the cleared site adjacent is earmarked for redevelopment, with a Planning Application due to be submitted in the near future for the construction of a new drive thru unit.

The property would be suitable for a variety of retail or restaurant uses, in view of its high profile, very busy location on one of the busiest roads in Lincoln, large catchment and good mix of occupiers already represented within the scheme, including a Costa drive thru, Majestic Wine and Domino's.

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
Ground Floor	392.33	4,223
Mezzanine	186	2,002
Total GIA	578.33	6,225

Energy Performance Certificate

New EPC being undertaken at present.

Services

We understand that mains water, gas, 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

The property benefits from Planning Permission for uses falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E (Commercial, Business and Service Uses) allows the property to be used for all retail and restaurant purposes but not as a hot food takeaway, which is a Sui Generis Use Class.

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

Rates

Charging Authority: City of Lincoln Council
Description: Showroom and Premises
Rateable Value: £43,000 from April 2026

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Tenure

The property is available **To Let** by way of a new lease drawn on the equivalent of Full Repairing and Insuring terms, by way of a service charge, for a minimum term of 5 years or multiples thereof.

Rent

£65,000 per annum exclusive

Service Charge

A service charge, referred to above, will be levied to cover the upkeep, maintenance and repair of all common parts of the property/wider site, including the car park, which is shared and used in conjunction with the adjacent occupiers.

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

The ingoing tenants will be responsible for the Landlords' reasonable legal costs incurred in the preparation and grant of the new lease.

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

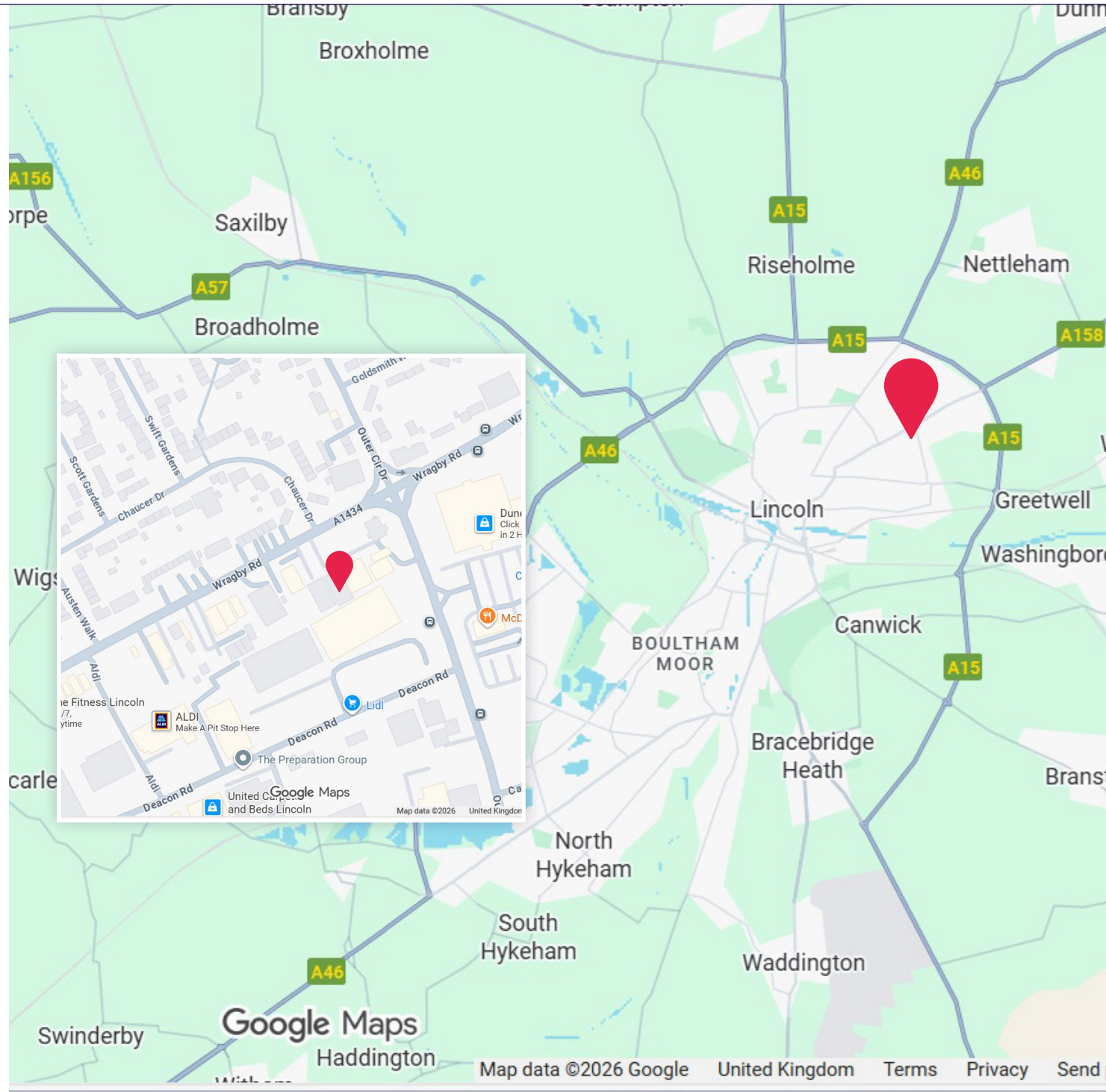
The property is situated in a prominent location on a small retail park, on the corner of Wragby Road and Outer Circle Road, to the north of Lincoln City Centre. It sits immediately behind a frontage car park running along Wragby Road, adjacent to Majestic Wine, Domino's and a Costa drive thru.

Directly behind the site is Deacon Retail Park, where B&M and JYSK are located and on the opposite side of Outer Circle Road is the Carlton Centre, which has a wide range of national and multiple retailers represented within it, including Dunelm, Halfords, Pure Gym, Pets at Home, Boots, McDonalds and Costa Coffee. A Planning Application is due to be submitted in the near future for the construction of a new drive thru unit on the cleared site immediately to the west of the subject property, with an end user lined up for this. Further details on this can be provided in due course.

Approximately 1/4 mile to the north is a Tesco Superstore and, immediately to the east, a Lidl Foodstore. The property, therefore, enjoys a high profile location within the largest retail destination north of Lincoln City Centre.

Lincoln is an attractive Cathedral City and is the administrative and major shopping centre for the County of Lincolnshire. The City is ranked 4th in the East Midlands Experian City Centre Rankings. The City has a population and catchment of just under 545,000 and an estimated catchment spend of circa £985 million.

Lincoln is also a well-regarded University City, with the main campus for the University of Lincoln located approximately 1 1/2 miles to the south, with circa 15,000 students and staff in situ, contributing an estimated £250 million into the local economy. The Cathedral is the 9th most visited in the Country and attracts close to 4 million visitors per year, generating over £1 billion worth of additional spending within the County.





TESCO
Extra

JYSK

bm
bargains

LIDL



COSTA

McDonald's

Dunelm
mill

Google Maps



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