



Unit 2, St Peter at Arches, Lincoln  
LN2 1AJ

#1283-U2/2026C



**BTG**  
**Eddisons**

# UNIT 2, ST PETER AT ARCHES

LINCOLN, LN2 1AJ



Agreement

To Let



Detail

Retail Unit



Rent

£45,000 pax



Size

110.50 sq m (1,190 sq ft)



Location

Lincoln, LN2 1AJ



Property ID

#1283-U2/2026C

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**

MSc  
Surveyor

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## Property

These retail premises comprises a lock up shop unit with rear storage accommodation.

The property benefits from a good frontage onto Lincoln High Street, with many notable nearby occupiers such as; Greggs, Go Outdoors, Blacks, Mowgli, CEX and a new Søstrene Grene.

## 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	87.60	943
Ground Floor Store	22.90	247
<b>Total NIA</b>	<b>110.50</b>	<b>1,190</b>

## Energy Performance Certificate

Rating: E118

## Services

We understand that mains water, 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

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Shop and Premises  
**Rateable Value:** £40,250

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

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

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

**£45,000 per annum exclusive**

## Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

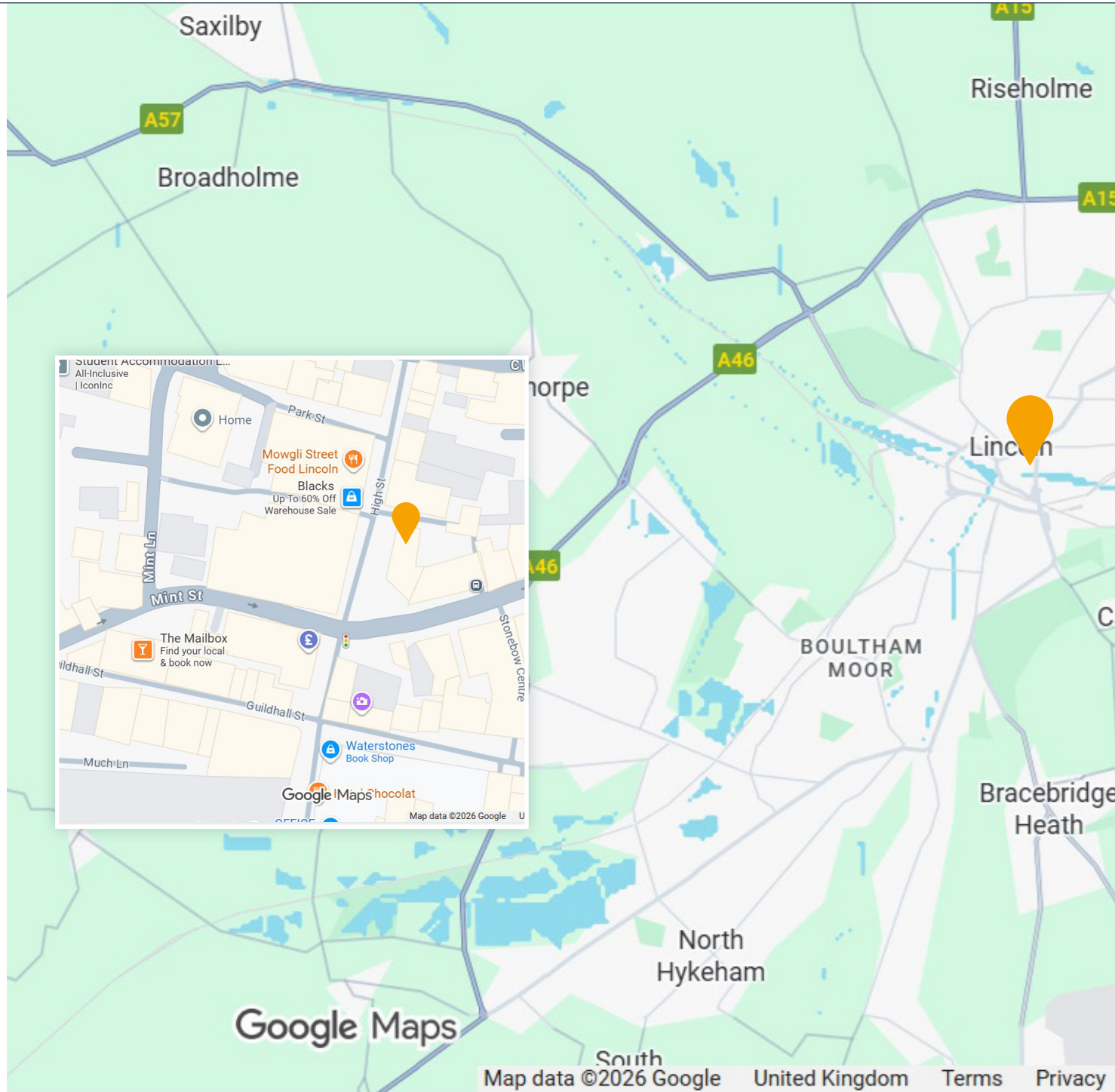
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The unit enjoys a prominent position on the High Street and forms part of the popular St Peter at Arches retail parade, which is home to Greggs, The Works and CEX.

The property is surrounded by a wide range of national and regional retailers and leisure operators within close proximity including Blacks, White Stuff, Poundland, Caffè Nero and NatWest Bank. Leisure operators include Walkabout, Pizza Express, Slug and Lettuce and Wildwood.

Lincoln is one of England's finest Cathedral Cities and the administrative and major shopping centre within the County of Lincolnshire. The city has a catchment population of circa 543,367 and an established total catchment spend of £984.40 million. It also has a growing University with close to 15,000 students and staff based on the main campus, contributing an estimated £250 million to the local economy.





Google Maps



