



38 Sincil Street, Lincoln
LN5 7ET

#8334/2025E

Eddisons

38 SINCIL STREET

LINCOLN, LN5 7ET



Agreement

To Let



Detail

Retail/F&B Premises



Rent

£25,000 pax



Size

78.7 sq m (847 sq ft)



Location

Lincoln, LN5 7ET



Property ID

#8334/2025E

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

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JOINT AGENTS

ESTEE COULTHARD-BOARDMAN

KLM

estee@klm-re.com

07442 857172

Property

A well presented retail/F&B unit laid out across two floors fronting the popular Cornhill Quarter.

The unit is fitted to a good specification with luxury vinyl flooring, painted plastered walls and ceilings, painted beams and skirting and a range of mounted LED lighting. The unit is also fitted with a kitchenette and accessible WCs with basins.

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	309	333
First Floor	47.8	514
Total NIA	78.7	847

Energy Performance Certificate

Rating: C73

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: £22,250

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

£25,000 per annum exclusive

Service Charge

A service charge may 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.

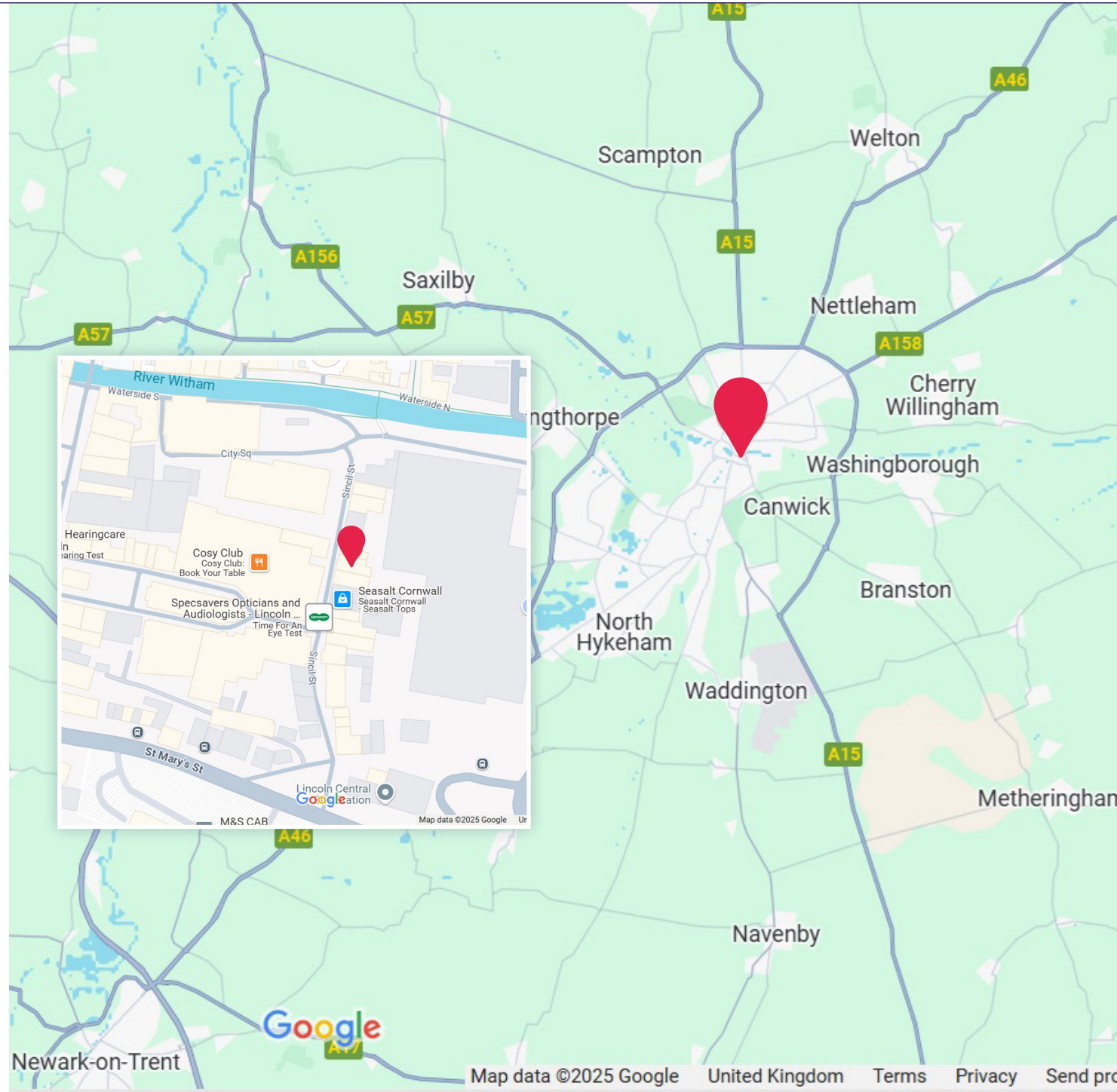
Location

This unit is at the heart of The Cornhill Quarter, a £70m redevelopment scheme that has significantly rejuvenated Lincoln's retail offering and City Centre.

The scheme is strategically located adjacent to the city's major infrastructure links, which include the train station, bus station and a new 1,000 space multi-storey car park.

Nearby occupiers within the scheme include Everyman Cinema, The Botanist, Lakeland, Tortilla, Turtle Bay, Whistles, Pho, Hobbs and Cosy Club, as well as a good mix of other well-regarded national, regional and local retailers and the Cornhill Market, which has recently re-opened following a multi-million pound refurbishment.

Lincoln is the administrative centre and major shopping centre within the county of Lincolnshire, with an urban population of 130,000 and a total catchment population of 545,000, generating a total comparison goods expenditure of over £985m. It is also a growing University city with over 15,000 student and academic staff based at the City's main campus, lying to the east of the city centre, a short walk from the Cornhill Quarter, contributing an estimated £250 million to the local economy.





Google



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