



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 see attached street traders plan.

ACCOMMODATION

The following opportunities are available on the lower ground level:

Unit	Rent	Area (sq. ft.)	Service Charge (pa)	Rateable Value	Rates Payable (2018/19)
RU3	Upon Application	7,949	£59,998	£108,000	£53,244
28/29	Upon Application	3,856	£36,597	£59,000	£31,798

TENURE

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 and professional costs incurred in this transaction.

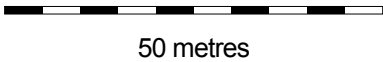
VIEWING

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

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Subject To Contract



Experian Goad Plan Created: 19/11/2018
Created By: Green and Partners

