



Unit 4, Stonebow Centre, Lincoln
LN2 1DY
#1239247/2026C

Unit 4, Stonebow Centre

Lincoln, LN2 1DY



Agreement

To Let



Detail

Retail Unit



Rent

£17,000 pax



Size

140 sq m (1,505 sq ft)



Location

Lincoln, LN2 1DY



Property ID

#1239247/2026C

For Viewing & All Other Enquiries Please Contact:



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MSc

Surveyor

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Property

The unit occupies a prominent position on Silver Street, in close proximity to Lincoln High Street.

The Stonebow Centre is a popular covered shopping arcade linking Silver Street to the north, with Saltergate to the south, comprising 12 units spread out over either side of the arcade.

The ground floor provides good sized retail premises with frontage onto Silver Street. On the first floor there is a large office/storage area, along with separate male and female WCs.

There are many notable occupiers nearby, 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 ²	ft ²
Ground Floor	74	804
First Floor	66	701
Total NIA	140	1,505

Energy Performance Certificate

Rating: D99

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

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).

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: £19,750

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 effective Full Repairing and Insuring lease, by way of a service charge, for a term to be agreed.

Rent

£17,000 per annum exclusive

Service Charge

A service charge of £3,981.48 pax will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may 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

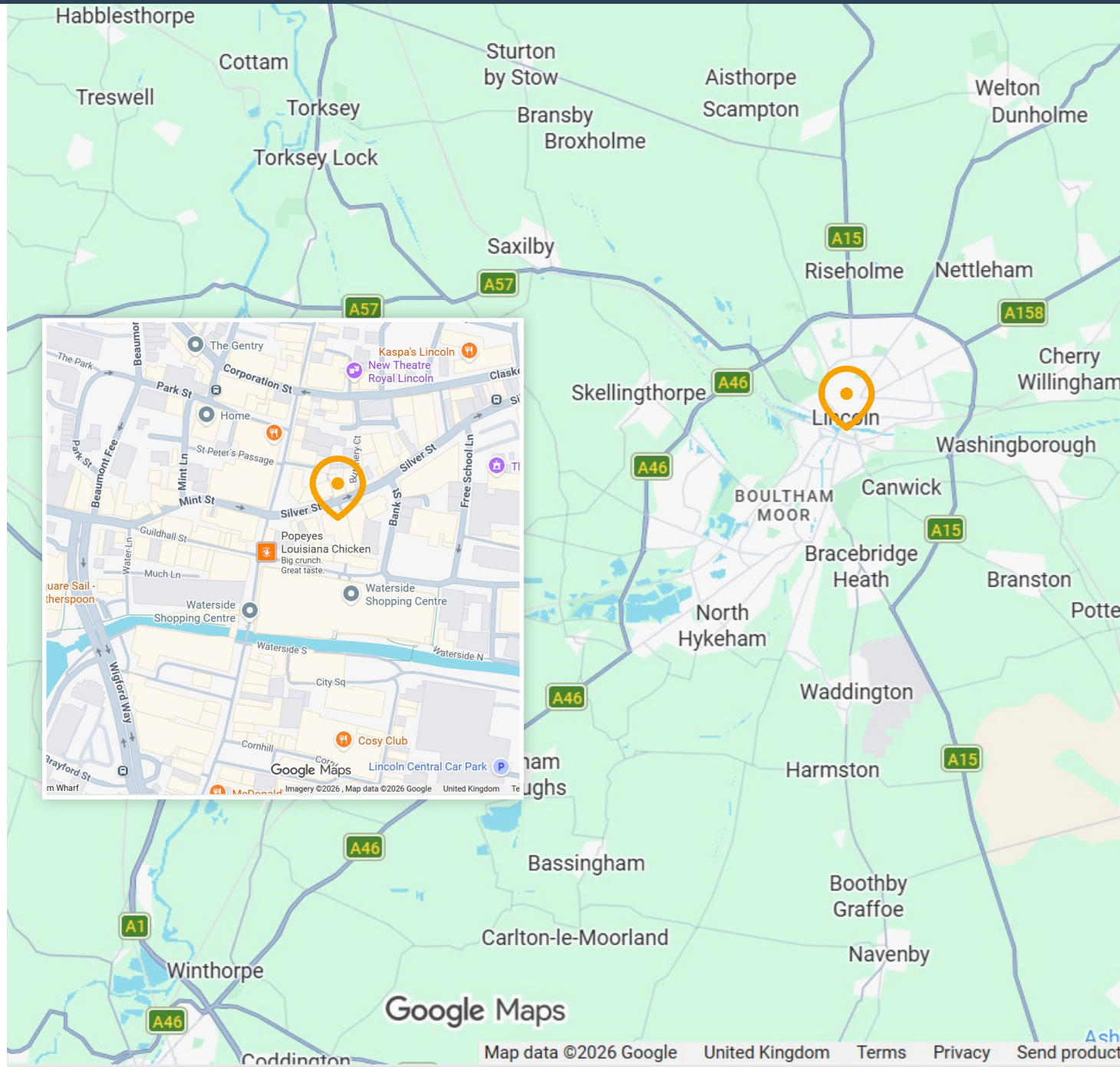
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located within the Stonebow Centre in the heart of Lincoln City Centre, just a minute's walk from the High Street.

The Stonebow Centre features a covered arcade, which links Silver Street to the busy pedestrianised Saltergate.

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





Google Maps



