



Retail Unit with Car Parking — TO LET
Unit 29/30 The Forum Shopping Centre, North Hykeham

**TAYLOR
LINDSEY**

Unit 29-30, The Forum Shopping Centre, North Hykeham, Lincoln

LOCATION

The Forum Shopping Centre is prominently located on Newark Road, North Hykeham, a large suburb to the South West of Lincoln, having a population in excess of 16,000. The centre benefits from an average vehicle passing of over 20,000 per day.

The centre is, effectively, the 'town centre' for North Hykeham. It is a 35 unit scheme anchored by Tesco Express and is home to a number of national retailers supported by established regional and local trades.

DESCRIPTION

This is a ground floor unit suitable for a variety of uses. The premises is currently available as a single unit (approx. 1605sqft / 1162 ITZA), and plans are proposed to separate and refurbish into two individual units.

Each unit is to have new shop frontage, rear exit, kitchenette and w/c. Unit 29 to contain a gas heating system, Unit 30 to be fitted with A/C and will be separately metered.

We estimate once separated the units to measure as follows:

Unit 29— approx. 765sqft (564 ITZA)

Unit 30— approx. 817sqft (585 ITZA)

RENT

Unit 29— £18,000p/a

Unit 30— £18,500p/a

Rent payable quarterly in advance.

TENURE

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

VAT

The property is VAT registered, VAT is payable on all costs.

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common areas of the estate.

RATEABLE VALUE

To be re-assessed on separation of the units by the Valuation Office.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The EPC and Recommendation Report are available on request.

SERVICES

We understand all mains electricity, gas (unit 29 only), water and drainage are available to the property. Interested parties are advised to make their own investigations.

VIEWINGS & FURTHER INFORMATION

Amy Willoughby—Commercial Property Manager

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• RETAIL UNIT WITH CAR PARKING

• POPULAR & BUSY NEIGHBOURHOOD CENTRE

• RENT: UNIT 29—£18,000p/a UNIT 30—£18,500p/a

• LOCAL OCCUPIERS INCLUDE: TESCO, THE POST OFFICE, CO-OP PHARMACY & MORRISONS



These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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