



Retail Unit on Busy Centre - TO LET

Unit 29, The Forum Shopping Centre, North Hykeham

**TAYLOR
LINDSEY**

Unit 29, The Forum Shopping Centre, North Hykeham, Lincoln, LN6 8HW

DESCRIPTION

This is a newly refurbished ground floor unit, suitable for a variety of uses. The unit benefits from a newly fitted shop front, kitchenette and w/c, painted plaster walls and suspended ceiling with inset lighting. There is a heating / cooling system to the retail area.

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. Circa 20,000 vehicles pass the centre 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.

ACCOMMODATION

Open-plan retail/office area.

Kitchenette and W/C.

Access to rear service yard.

The floor area is approximately 762 sq ft (70 sq m).

TENURE

The property is available on a new lease for a term to be agreed.

Rent: £18,000 per annum

VAT

The property is VAT registered, VAT is payable on rent, service charge and insurance.

SERVICE CHARGE

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

PLANNING

We understand that the property has consent for Class E of the Town and Country Planning Use Classes Order. This includes offices, retail, financial services, medical and health services.

- **RETAIL UNIT WITH CAR PARKING**
- **POPULAR & BUSY NEIGHBOURHOOD CENTRE**
- **RENT: £18,000 PER ANNUM**
- **OCCUPIERS ON THE CENTRE INCLUDE: TESCO, CARDZONE, DONE BROTHERS, THE POST OFFICE, SUE RYDER, CO-OP PHARMACY AND MORRISONS**

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

Mains electricity, gas, water and drainage are connected. There is a heating / cooling system to the retail area.

VIEWINGS & FURTHER INFORMATION

Amy Willoughby - Commercial Property Manager

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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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