



## LINCOLN UNIT 3, LINCOLN WEST RETAIL PARK, LN6 7HB

### LOCATION

Lincoln is a cathedral city and is the major retailing, commercial and administrative centre for the County of Lincolnshire.

Lincoln West Retail Park is located a little over 1 mile south of Lincoln City Centre fronting Tritton Road, providing 140 car parking spaces (max. 2 hours free parking) and a tenant line up of **Screwfix**, **B&M** and **Claytons Furniture Superstore**.

Lincoln West Retail Park is at the heart of the main out of town retail and trade counter provision situated opposite Valentine Retail Park (Next, DFS, TK Maxx, ASDA Living etc.); 250m south of Tritton Retail Park (Currys/PC World, Home Bargains, Halfords etc.); 250m north of Sunningdale Trading Estate (Jump Inc., Toolstation, Tile Giant etc.).

2018 population data calculated from Lincoln West Retail Park.

2 mile	75,078	
5 mile	160,129	
10 mile	209,187	(source: CoStar)

### DESCRIPTION

Stand-alone, pitched-roof retail warehouse fitted as a gym, having previously been occupied by Better Gym. Click [HERE](#) for video of internal condition.

### ACCOMMODATION

The premises provide the following approximate internal floor areas:-

Ground Floor GIA:	1,419 sq m	(15,275 sq ft)
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### TERMS

A lease is currently in place until December 2026 to Better Gym at a passing rent of £121,000 per annum exclusive of service charge, business rates and VAT but the tenant will not be re-opening. The premises are available by way of a new full repairing and insuring lease, subject to vacant possession. Please contact the agents to discuss terms.

### RENT

Upon application.

### SERVICE CHARGE

The current service charge for 2021 is £13,864 per annum.

### RATES

Rateable Value (2017)	£98,000
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Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit [www.voa.gov.uk](http://www.voa.gov.uk).

### COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

### EPC

The property has an EPC rating of B (40). A copy of the EPC is available upon request.

**SUBJECT TO CONTRACT, VACANT  
POSSESSION & WITHOUT PREJUDICE**



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