

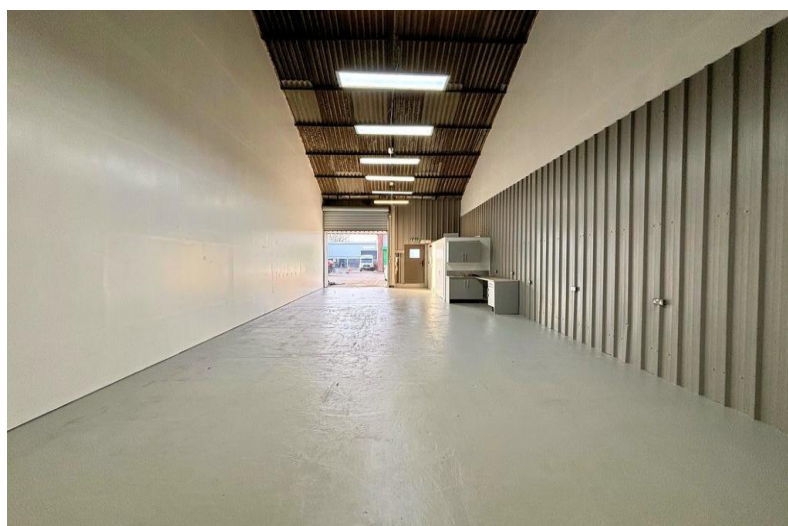


## Business Unit To Let

Waterside Unit 246 Newark Road, Lincoln, LN6 8RP

**Rent £11,400 Per Annum**

This newly refurbished business unit extends to 93 sq.m (1,000 sq.ft) comprising an open-plan workspace which is well-presented internally, having a painted concrete floor, disabled access compliant WC and kitchen area, together with a mechanically operated roller shutter vehicle access loading door. Externally, the property has two vehicle parking spaces together with an electric vehicle charging point.





## Waterside, 246 Newark Road, Lincoln, LN6 8RP

### DIRECTIONS

Approaching the property from Lincoln City Centre, head south over Pelham Bridge (A15) and turn right onto South Park Avenue. At the roundabout take the second exit onto Newark Road. Just beyond the Brant Road traffic light junction, the ESSO Petrol Filling Station is located on the left hand side and the property is located immediately to the rear, accessed via the slip road.

### LOCATION

The property is located to the rear of the ESSO Petrol Filling Station, within a small business park development and situated approximately two miles south of the City Centre.

### SERVICES

The property has the benefit of mains electricity, water and drainage. A Three-Phase power supply is available.

EPC Rating - A

### LEASE TERMS

The unit is available to let for a term of years to be agreed, on a Full Repairing & Insuring basis and subject to three yearly rent reviews. The incoming Tenant will be responsible for a referencing fee of £120 inc VAT per person and the Landlord's reasonable costs for the preparation of the Lease.

A rent deposit, equivalent to three months' rent will also be payable. Further details are available on request.

### BUSINESS RATES

Rateable Value - £10,500

Small Business Multiplier (2024/2025) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

### VAT

VAT is payable.

### VIEWINGS

By prior appointment through Mundys.

#### NOTE

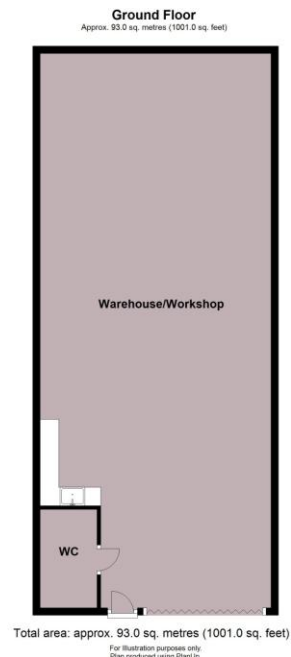
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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