

Mundys COMMERCIAL

Unit 1A The Landings

Burton Waters, Lincoln, LN1 2TU

Rent £11,400 Per Annum
Retail/Office Premises To Let

We are pleased to offer this well-presented open-plan retail/office space to let, which extends to 44.6 sq.m (480 sq.ft) and benefits from air-conditioning, together with ancillary kitchen, storage and WC accommodation towards the rear. The property is located within the prestigious Burton Waters Marina Development, surrounded by a mixture of retail and professional service businesses and would be ideally suited to a general grocery store/delicatessen or similar retail uses. Burton Waters Marina is located approximately 4 miles west of Lincoln City Centre, accessible via the A57 and there is ample free visitor car parking available close-by.





Unit 1A The Landings, Burton Waters, Lincoln, LN1 2TU







LOCATION
The Landings is located adjacent to the visitor car park, directly opposite the Marina and is situated within a development of retail/business units, with neighbouring occupiers including coffee shops, restaurants, specialist retail outlets and solicitors. Burton Waters Marina is located directly off the A57, providing a direct-link to the Cathedral City of Lincoln, some 4 miles to the east.

DESCRIPTION
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SERVICES
Mains drainage, electricity and water are connected to the property. An air-conditioning unit provides heating and cooling.





EPC RATING – To be confirmed.

LEASE TERMS

The property is available to let for a term of years to be agreed, subject to three yearly rent reviews. The initial rent is £11,400 per annum plus VAT, exclusive of service charge and management fees.

The occupier is responsible for the payment of a service charge to Burton Waters Security (circa.£1,700 per year), who provide maintenance and security services across the entire marina development, also looking after all landscaped communal areas. In addition, a further payment of approximately £300 per annum is payable to contribute towards Buildings Insurance.

BUSINESS RATES

Rateable Value - £10,000

It is possible that the ingoing Tenant will be eligible for Small Business Rates Relief, resulting in full exemption from the payment of Business Rates. However, in the event that Business Rates is payable, based on the Small Business Rate applied to retail, hospitality and leisure businesses (Retail, Hospitality and Leisure Multiplier (2026/2027) 38.2p in the £), the rates payable would be £3,820.

VAT

VAT is payable in addition to the annual rent charged, service charge payments and buildings insurance contribution.

COSTS

The prospective Tenant will be responsible for the payment of a referencing fee of £150 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable costs for the preparation of the Lease. Further details are available on request.

VIEWINGS

By prior appointment through Mundys Commercial – 01522 556088.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the 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.

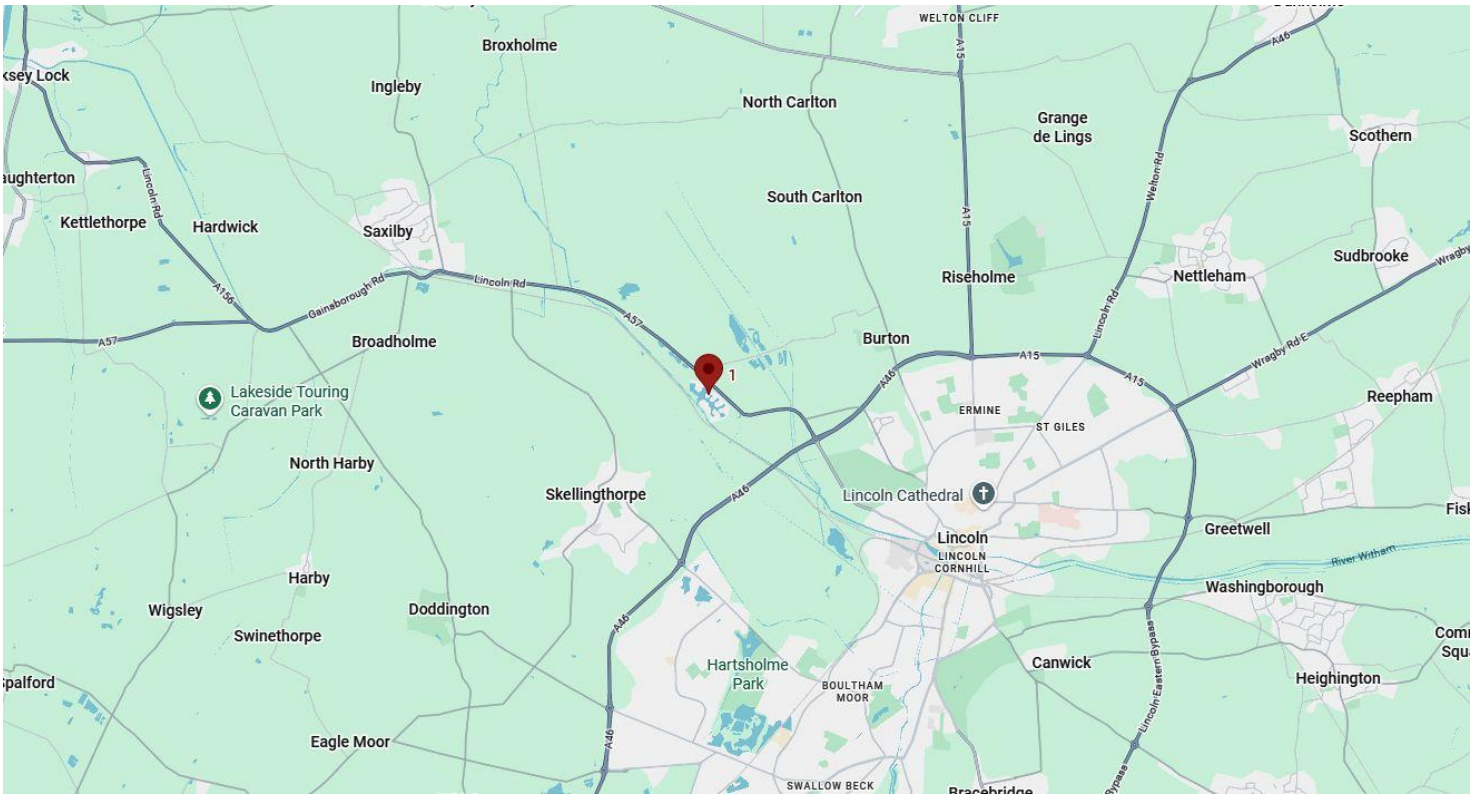
GENERAL

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.

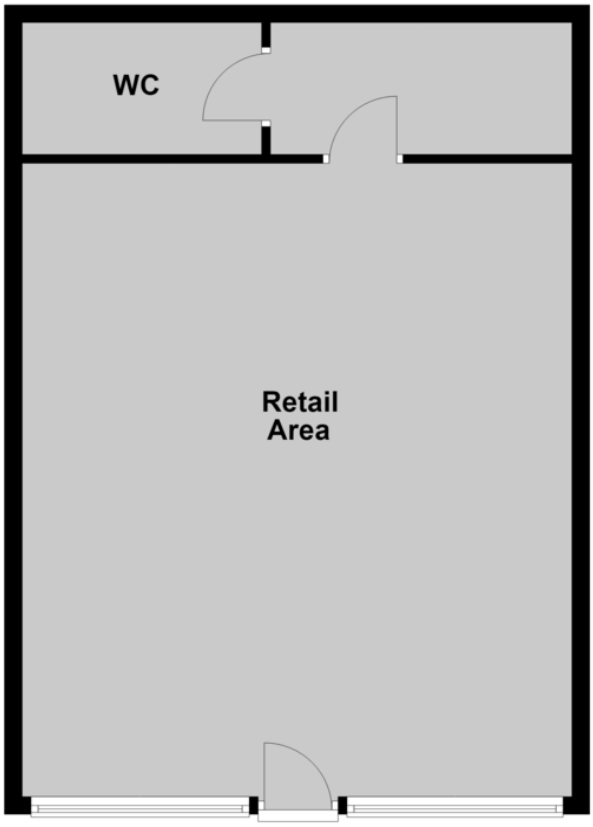
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



Total area: approx. 54.7 sq. metres (588.9 sq. feet)

Floorplan for illustration purposes only
Plan produced using PlanUp.

29-30 Silver Street
Lincoln
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01522 556088

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman