

## Units 6&7 St. Benedicts Square, Lincoln

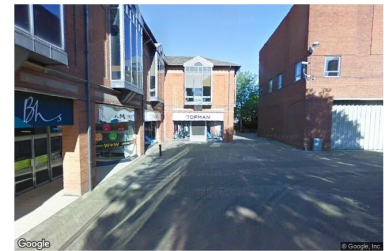
# New Boots Superstore Opening in Adjacent BHS

### Summary

- Close proximity to Marks & Spencer, The Tanning Shop, Brighthouse and a new c. 40,000 sq ft Boots.
- Close proximity to the High Street
- Pedestrianised street
- Double frontage
- Corner unit

### Location

The property fronts St Benedicts Square, situated off the prime section of Lincoln High Street. The unit is well situated and in close proximity to Marks & Spencer, Lloyds Bank, Starbucks, Brighthouse and adjacent to the Former BHS, which shall re-open as a c. 40,000 sq ft Boots.



### Accommodation

Net Frontage - 15.46m / 50' 8"

The premises provide the following approximate net internal floor areas:

Floor / Unit	Sq ft	Sq m
Ground	4,118	382.57

### Tenure

The premises are available on a new full repairing and insuring lease.

### Rent

£97,500 per annum

*exclusive of rates, service charge and VAT (if applicable).*

### Rates

Rates Payable (2018/2019): £35,742.50 per sq ft

*(based upon Rateable Value: £72,500 and UBR: 49.3p)*

Interested parties should verify these figures with the Local Authority

### EPC

This property has been graded as 54 C.

### Viewing & Further Information

Viewing is strictly by appointment with:

#### Richard Yendle

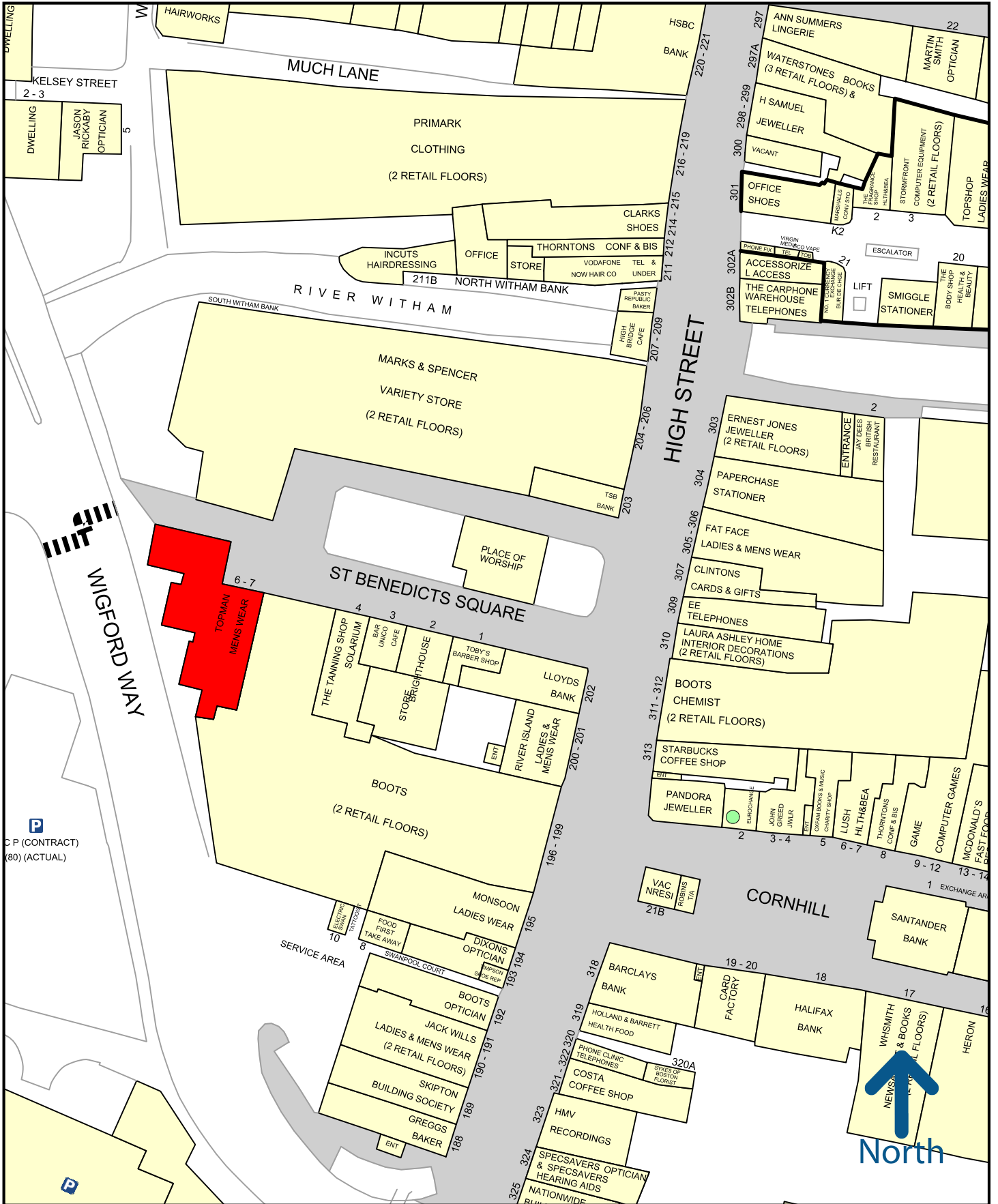
t: +44 (0)207 087 5218

e: [Richard.yendle@eu.jll.com](mailto:Richard.yendle@eu.jll.com)

#### Ryan Kennedy

t: +44 (0)207 318 7884

e: [ryan.kennedy@eu.jll.com](mailto:ryan.kennedy@eu.jll.com)



Experian Goad Plan Created: 06/07/2018  
Created By: Jones Lang LaSalle Ltd

