



## TO LET – RETAIL UNIT

# Lincoln Central Station LN5 7EW

**E M R**

### Location:

Lincoln Station forms part of the Lincoln Transport Hub with close proximity to the bus station and main pedestrian routes that lead into the City Centre.

**1.834 m +**  
**Annual Footfall\***

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

### Description:

This exciting opportunity will be of particular interest to specialist retailers, the professional services sector and food & beverage operators. The unit is well sited at the front of the station with scope for limited on site carparking.



\* Footfall figures from the Office of Rail & Road for 2022/23



**Property:**

Self-contained purpose built retail unit with fully glazed frontage. To the rear of the premises are separately accessed washroom facilities shared with users of the adjoining cycle hub.

**Unit Size:** 52.5 sq.m. 565 sq.ft.



**Rent:**

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.



**Rates, Services & Insurance**

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.



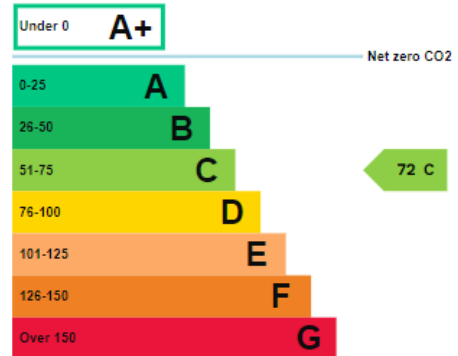
**Costs:**

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees

**EPC: C**

**Energy rating and score**

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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