

# TO LET

**ROADSIDE OPPORTUNITIES  
SELF-CONTAINED UNITS  
OUTER CIRCLE ROAD  
LINCOLN**



**INDUSTRIAL / SHOWROOM UNITS**

**NIA: 3,035 – 14,685 SQ FT (282 – 1,364 SQ M)**

**COMBINATION OF SHOWROOM AND INDUSTRIAL UNITS**

**AVAILABLE INDIVIDUALLY OR COMBINED**

**PROMINENT FRONTAGE TO OUTER CIRCLE ROAD**

**AVAILABLE FOR OCCUPATION Q2 2025**

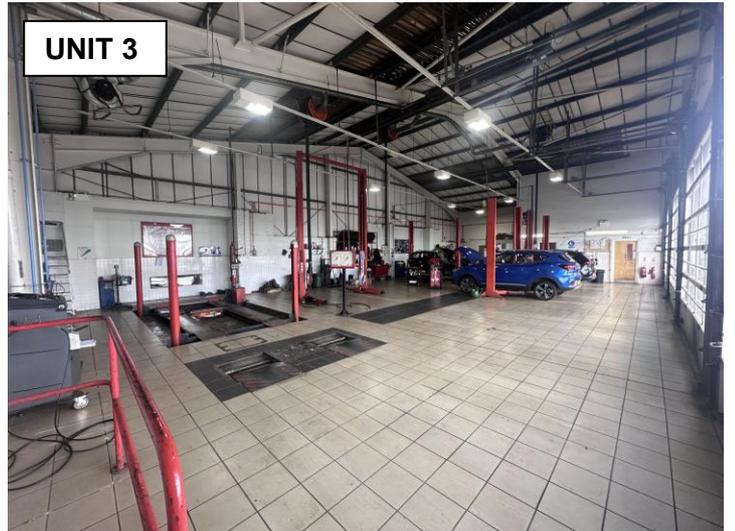
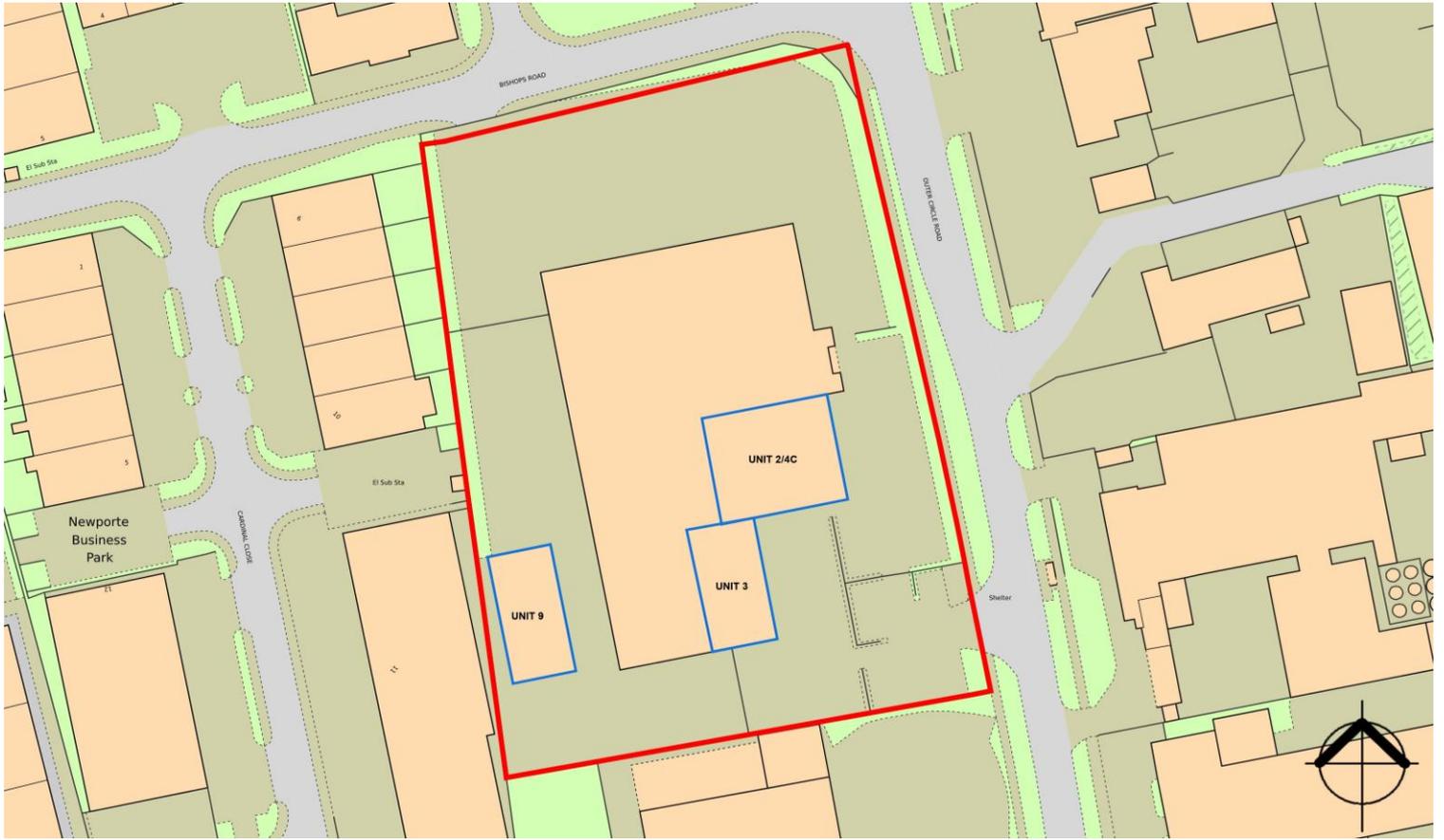
**SUITABLE FOR A RANGE OF USES (SUBJECT TO PLANNING)**

**SAT NAV: LN2 4LD**

Property Particulars

**Geo  
Hallam &  
Sons**

**0115 958 0301  
www.geohallam.co.uk**



## LOCATION

The property is situated in a highly prominent corner site with extensive frontages to both Outer Circle Road and Bishop Road.

The site is 1.5 miles north east of Lincoln City Centre and has links to the regional and national road network via the nearby Lincoln bypass.

Surrounding businesses include national motor trade, trade counter and retail warehouse occupiers such as Evans Halshaw Ford, Wickes, Howdens, Topps Tiles, Magnet and Kwik-Fit.

The property has recently been acquired by Sandicliffe Limited who do not require the use of the entire site.

## DESCRIPTION

**Unit 2/4** – comprising a showroom with warehouse to the rear benefitting from a tiles floor, suspended ceiling, and a glazed frontage. New wc facilities are to be installed by the Landlord. Parking for circa 30 vehicles to the front of the Unit will be allocated.

**Unit 3** – comprising a former fast fit facility with a tiles floor, painted and plastered walls and 4 sectional up and over doors. New wc facilities are to be installed by the Landlord. Parking for circa 10 vehicles to the front of the Unit will be allocated.

**Unit 9** – comprising a former parts store with concrete floor and a mezzanine throughout suitable for a variety of uses. Access provided by way of 1 roller shutter and one up and over door. Parking will be allocated.

A plan showing the lettable units is provided overleaf coloured blue.

## ACCOMMODATION

Description	sq ft	sq m
Unit 2/4 – Showroom/Workshop	5,700	529.5
<b>TOTAL</b>	<b>5,700</b>	<b>529.5</b>

Description	sq ft	sq m
Unit 3 – Workshop	3,035	281.9
<b>TOTAL</b>	<b>3,035</b>	<b>281.9</b>

Description	sq ft	sq m
Unit 9 – Ground Floor Workshop	3,100	288
Unit 9 – Mezzanine	2,850	264.8
<b>TOTAL</b>	<b>5,950</b>	<b>552.8</b>

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring practice All parties are advised to carry out their own measurements.

## TERMS OF DISPOSAL

The premises are available on a new Lease for a term of years to be agreed.

## QUOTING RENT

Unit 2/4C	£70,000 per annum exclusive
Unit 3	£25,000 per annum exclusive
Unit 9	£10,000 per annum exclusive

## PLANNING

The property has an existing planning permission for a Sui Generis (motor trade) use class within the Town & County Planning, Use Classes Order.

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of the Local Authority.

## BUSINESS RATES

Th Units currently forms part of a larger assessment and would therefore need to be reassessed upon occupation. A guide Rateable Value is available from the Agent upon request.

## SERVICE CHARGE

A Service Charge will be payable in respect of the maintenance and upkeep of the common areas of the building and site. Further information is available from the agents upon request.

## ANTI-MONEY LAUNDERING (AML)

Any offers accepted will be subject to completing AML checks.

## VAT

All sums are quoted exclusive of VAT if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The whole property has an EPC Rating of D (99).

## LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.

## VIEWING

Strictly by appointment with the joint sole agent Geo. Hallam & Sons:

**Contact:** Giles Davis  
**Email:** [giles@geohallam.co.uk](mailto:giles@geohallam.co.uk)  
**Direct Tel:** 07702 516 860

Or our Joint Agents:

**Eddisons**  
**Contact:** William Wall  
**Email:** [Will.Wall@eddisons.com](mailto:Will.Wall@eddisons.com)  
**Direct Tel:** 07717 546 269

February 2025

**Geo**  
**Hallam &**  
**Sons**

**0115 958 0301**  
[www.geohallam.co.uk](http://www.geohallam.co.uk)

**Chartered Surveyors**  
**Unit 2, Bowden Drive**  
**Padge Road, Beeston**  
**Nottingham, NG9 2JY**  
**Tel : 0115 958 0301**  
**Fax : 0115 950 3108**

## Property Particulars

**MISREPRESENTATION ACT:** Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.