



NEW RETAIL UNITS WITH MAIN ROAD FRONTAGE
ROMAN GATE, NETTLEHAM ROAD, LINCOLN, LN2 4GR

**TAYLOR
LINDSEY**

Roman Gate, Nettleham Road, Lincoln, LN2 4GR

DESCRIPTION

A new retail development within an established District Centre, in a prime location fronting a busy arterial road and just off the Lincoln Bypass.

The scheme offers six units (which can be combined), all with road frontage and suitable for retail, food & drink, leisure and health uses.

LOCATION

Roman Gate occupies an exceptionally prominent arterial road position, with extensive frontage to Nettleham Road, adjacent to its junction with the A46 Lincoln bypass.

Lincoln's historic core (comprising the Cathedral, Castle and Bailgate) is approximately one mile away.

The scheme is adjacent to a Starbucks drive-thru and Energie Fitness gym. A Waitrose foodstore is located immediately to the south of Roman Gate and other occupiers in close proximity include Asda, Iceland, Post Office, KFC and Taco Bell.

Taylor Lindsey are approximately halfway through building out a 300 unit residential scheme to the west of the site.

ACCOMMODATION

The proposed scheme layout is attached to these particulars and shows indicative unit sizes. Requirements from approx. 1,000-5,000 sq ft (100—500 sq m) can be accommodated.

The units will feature shopfronts to the car park elevation and further glazing to rear (main road) elevation, providing increased prominence and visibility. They will be constructed to a shell specification, with services connected, and ready for the occupier's fit out.

There will be a large, shared car park with electric car charging points. Access is from Flavian Road, off Nettleham Road, with a large traffic light controlled junction.

- **NEW RETAIL DEVELOPMENT WITHIN ESTABLISHED DISTRICT CENTRE**
- **PROMINENT ARTERIAL ROAD FRONTAGE, CLOSE TO THE LINCOLN BYPASS**
- **UNITS FROM 1,000 SQ FT (93 SQ M)**
- **CAR PARKING WITH EV CHARGING POINTS**
- **POTENTIAL FOR RETAIL, FOOD & DRINK, LEISURE AND HEALTH USES**

SERVICES

Mains electricity, water and drainage will be connected.

TENURE

New leases; terms by negotiation.

Rent: £20 psf

SERVICE CHARGE

There will be a service charge to cover the upkeep and maintenance of common areas.

RATEABLE VALUE

To be assessed following completion.

LEGAL COSTS

Each party to meet their own legal costs.

VAT

To be charged on rent, service charge and insurance.

EPC

EPC rating to be confirmed.



Adjacent Starbucks drive-thru

FURTHER INFORMATION

Please contact:

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These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

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P1.3404025: Initial Issue

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PROJECT:
**Retail Development
Roman Gate
Flavian Road, Lincoln**

DRAWING TITLE:
INITIAL ELEVATIONS

DATE: April 2025 SCALE: 1:200 @ A2

DRAWING NUMBER: XL1169/02 REVISION: P1



P1 (24/02/25) - Initial Issue

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TAYLOR LINDSEY LTD

Project
 Retail Development
 Roman Gate
 Flavian Road, Lincoln

Drawing title
 SITE LAYOUT

Date
 April 2025

Scale
 1:200 @ A1

Drawing number
 XL1169/01

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