

TO LET



TO LET – Unit 28a, The Forum Shopping Centre

- Unit area approx. 552 sq. ft
- Retail Unit with Return Frontage, providing increased display area
- Excellent customer onsite parking.
- Rarely available opportunity
- Popular & Busy Neighbourhood Centre
- Excellent on-site parking provision.
- Occupiers on the Centre include Tesco, The Post Office, Co-Op Pharmacy and Morrison

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RENT: £15,750 PAX

LOCATION

The Forum Shopping Centre is prominently located on Newark Road, North Hykeham, a large suburb to the southwest of Lincoln, having a population more than 16,000. Circa 20,000 vehicles pass the centre per day. The centre is, effectively, the 'town centre' for North Hykeham. It is a 35-unit scheme anchored by Tesco Express, The Post office and is home to several national retailers, supported by established regional and local trades.

DESCRIPTION

This is a UpToDate ground floor unit, suitable for a variety of uses. The unit benefits from a newly fitted shop front, kitchenette and w/c, painted plaster walls and suspended ceiling with inset lighting. There is a heating / cooling system to the retail area.

ACCOMMODATION

Open-plan retail/office area.
Kitchenette and W/C.
Access to rear service yard.
The floor area is approximately 552 sq ft.

TENURE

The property is available on a new lease for a term to be agreed.

VAT

The property is VAT registered, VAT is payable on rent, service charge and insurance.

RENT

Rent: £15,750 per annum.

SERVICES

Mains electricity, gas, water and drainage are connected. There is a heating / cooling system to the retail area.

SERVICE CHARGE

A service charge is payable for the management and maintenance of the common areas of the estate.

LEGAL COSTS

Each party will be responsible for their own legal cost

BUSINESS RATES

Current rateable value (1 April 2026 to present)
£14,750

ENERGY PERFORMANCE CERTIFICATE

The EPC and Recommendation Report are available on request.



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.

