

**Prominent Development Opportunity**  
**TO LET/MAY SELL**

**Business Space**

**SHORT TERM  
LETS AVAILABLE**

On the Instructions of



**ADJACENT TO  
MORRISONS FOOD  
STORE**

## **LINCOLN LN6 7QL**

### **Tritton Road/Beevor Street**

#### **Location**

The subject site has access from Beevor Street, with prominence from Tritton Road and is situated to the west of Lincoln city centre.

Lincoln, the county town of Lincolnshire, has a population in excess of 85,000 (2001 Census) and benefits from a high speed rail link to London (St Pancras International), as well as the recently dualled A46.

#### **Description**

The site, immediately adjoining a Morrisons food store, extends up to approximately 1.04 hectare (2.58 acres) and is a vacant cleared site.

#### **Planning**

The site has previously had planning permission for a leisure and bulky goods retail warehouse of 2,355 sq m (25,350 sq ft). However, consideration will be given to a variety of alternative uses subject to obtaining planning and other necessary consents.

#### **Tenure**

We are seeking occupier interest for new premises and a new lease is available on terms to be agreed.

Alternatively consideration will be given to a freehold sale.

#### **Price/Rent**

On application

#### **Further Information**

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**For further opportunities please visit**

**[www.rapleymorrisons.co.uk](http://www.rapleymorrisons.co.uk)**



**0870 777 6292**  
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LONDON

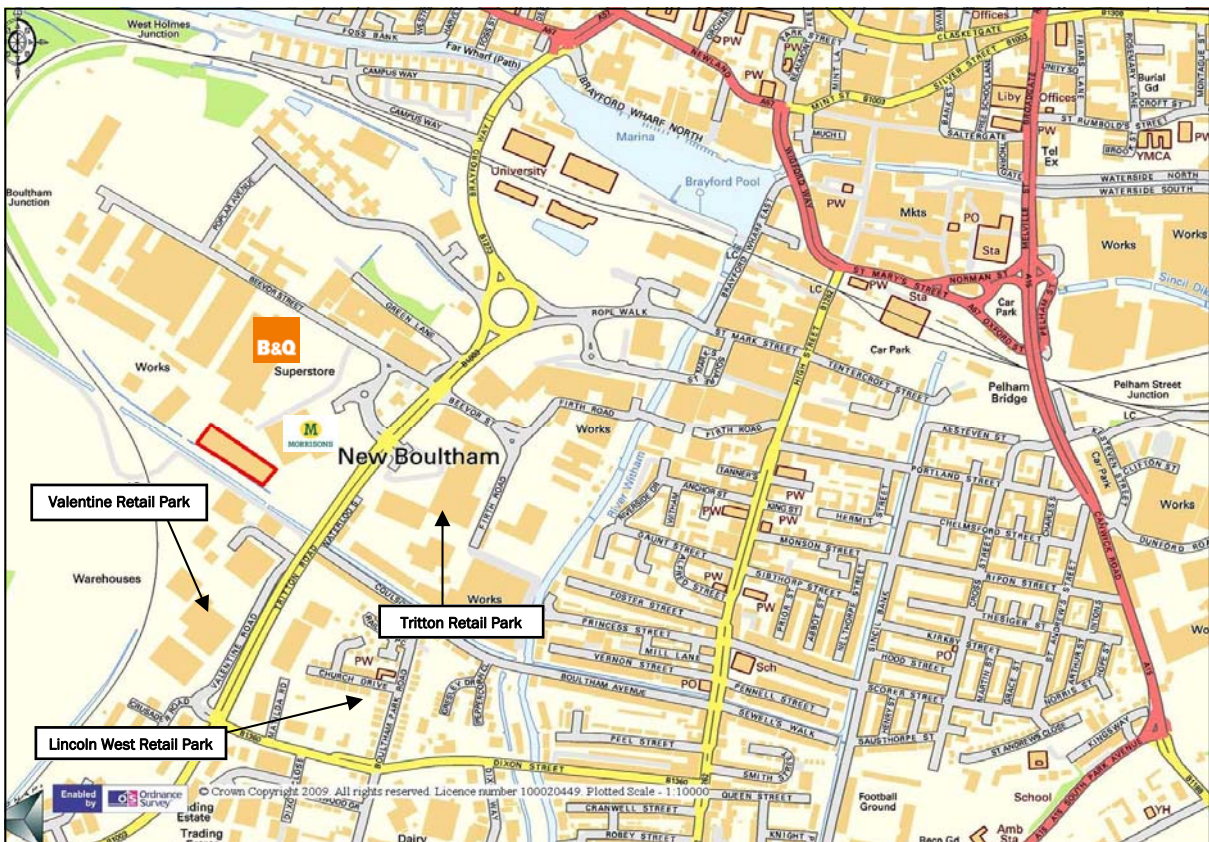
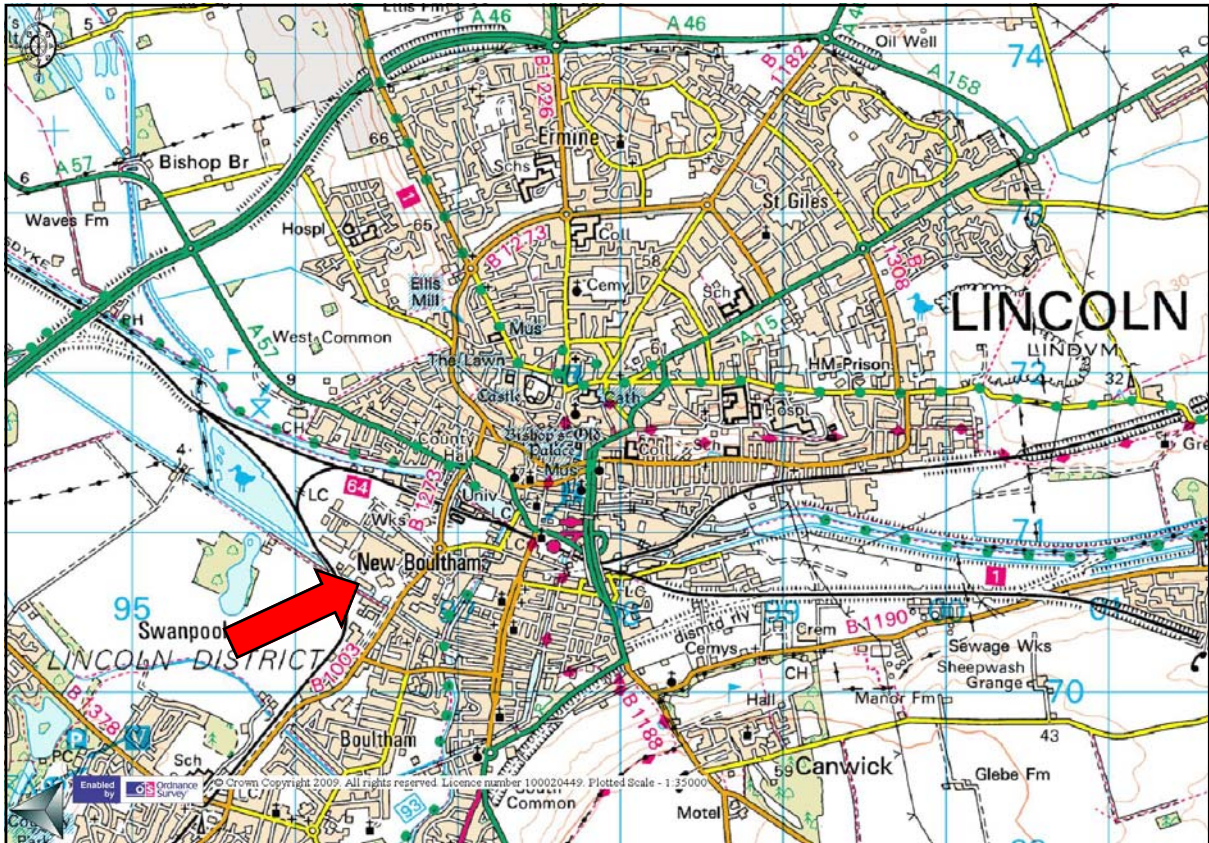
BRISTOL

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