

City Vaults

105 High Street, Lincoln, LN5 7QB

FOR SALE: £425,000



- Lincoln's High Street
- Excellent location
- Chinese restaurant and commercial kitchen

Chinese restaurant premises with popular karaoke rooms above

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LOCATION –

The property is located in a highly visible position fronting on to Lincoln High Street benefiting from strong passing traffic and footfall.

The property is within walking distance of the core city centre retail area and the University of Lincoln.

Lincoln is a growing University City with over 15,000 students, contributing greatly to the local economy. It is also experiencing extensive investment into its local road networks and city centre, with the new transport hub and Cornhill redevelopment being notable projects.

DESCRIPTION -

Formerly a public house, the property is a substantial three storey building with a 5.29m glazed frontage on to Lincoln high street.

It is currently occupied as a Chinese restaurant on the ground floor, having a modern fit out dining area and large commercial kitchen.

The first and second floor accommodation is accessed via an internal staircase and is currently laid out as a range of karaoke rooms that are a popular amongst local students.

ACCOMMODATION –

Floor	Use	NIA (FT ²)	NIA (M ²)
Ground	Dining / Bar	1,182	110
	Kitchen	645	60
	Freezer		
	Disabled WC		
First	Karaoke room 1	192	17.86
	Karaoke room 2	175	16.28
	Karaoke room 3	112	10.44
	Karaoke room 4	215	20
	Ancillary storage		
Second	Bedroom/storage	102	9.45
	WC/shower room		
	Living space / Storage	278	25.85
Basement	Storage and beer systems	886	82

SERVICES –

Mains services; gas, electric water and drainage are available to the property.

Heating to the property is currently provided via two gas fired

OUTGOINGS –

Rateable Value: £13,000
Business Rate Multiplier: 0.497
Charging Authority: Lincoln
Year: 2018/19

TENURE –

For sale freehold, with vacant possession.

LEGAL COSTS –

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE –

The property currently has an EPC rating of F-132

VIEWING –

To view the premises and for any additional information please contact the sole agents Pygott & Crone.

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In the agents opinion the first and second floor of the premises offers opportunities for business.

RICS

None of the services have been tested and interested parties are advised to satisfy themselves in the regard.





