



### *Description*

The property comprises an end of terrace food & beverage unit (which would also be suitable for retail use) with a wide frontage onto Sincil Street, located within the well-established leisure and retail area of the Cornhill Quarter in the heart of Lincoln City Centre.

The unit is fully fitted to a high standard which includes an atrium style restaurant and bar with separate customer WC's, kitchen and storage areas.

### *Location*

The Cornhill Quarter is strategically located adjacent to the City's major infrastructure links, which include the train station, bus station and a new 1,000 space multi-storey car park.

Nearby occupiers within the scheme include Everyman Cinema, The Botanist, Lakeland, Tortilla, Turtle Bay, Whistles, Pho, Hobbs & Cosy Club as well as a good mix of other well-regarded national, regional and local retailers and The Cornhill Market, which has recently re-opened following a multi-million pound refurbishment.

Lincoln is the administrative centre and major shopping centre within the county of Lincolnshire, with an urban population of 130,000 and a total catchment population of 545,000, generating a total comparison goods expenditure of over £985m. It is also a growing University city with over 15,000 student and academic staff based at the City's main campus, lying to the east of the City Centre, a short walk from the Cornhill Quarter, contributing an estimated £250 million to the local economy.

### *Accommodation*

Ground Floor	2,917 sq ft	271.10 sq m
<b>Total</b>	<b>2,917 sq ft</b>	<b>271.1 sq m</b>

### *Contact*

Estée Coulthard-Boardman  
+44 (0)7442 857 172  
[estee@klm-re.com](mailto:estee@klm-re.com)

Oli Marcroft  
+44 (0)20 7317 3742  
[omarcroft@klm-re.com](mailto:omarcroft@klm-re.com)

### *Lease Term*

New Lease for a term of years to be agreed.

### *Rent*

£85,000 per annum exclusive

### *Licensing*

The current Premises License allows the property to open from 08:00 to 00:30 7 days a week, extended to 02:30 on New Years Eve.

It also permits the sale of alcohol for consumption on and off the property 7 days a week from 11:00 to 00:00 and from 11:00 to 02:00 on New Years Eve.

### *Rates*

Rateable Value	£90,000
UBR	0.546 (2024/25)

### *Service Charge*

£1,746.71 excluding VAT.

### *VAT*

VAT will be charged in addition to the rent at the prevailing rate.

### *Legal Costs*

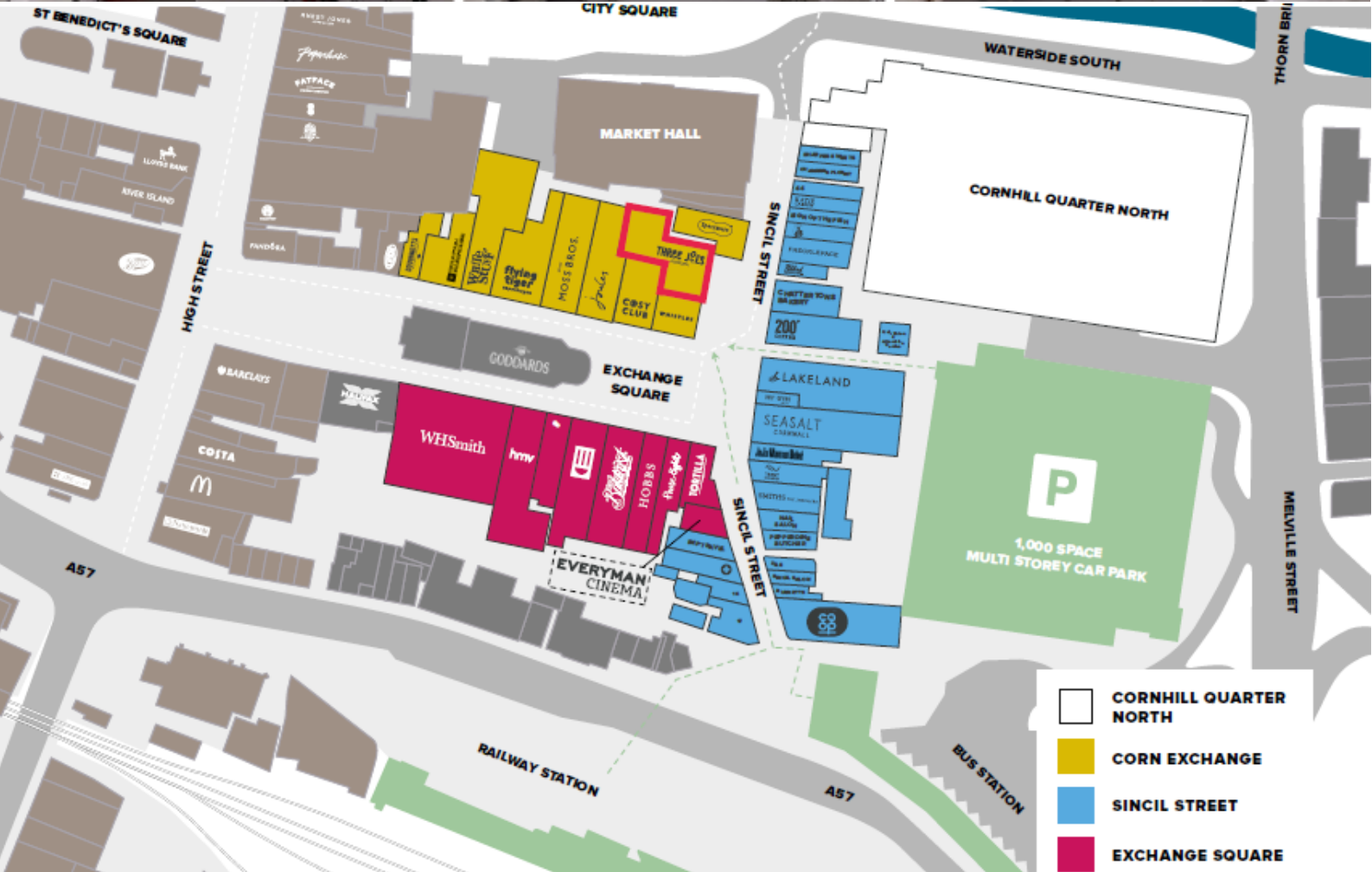
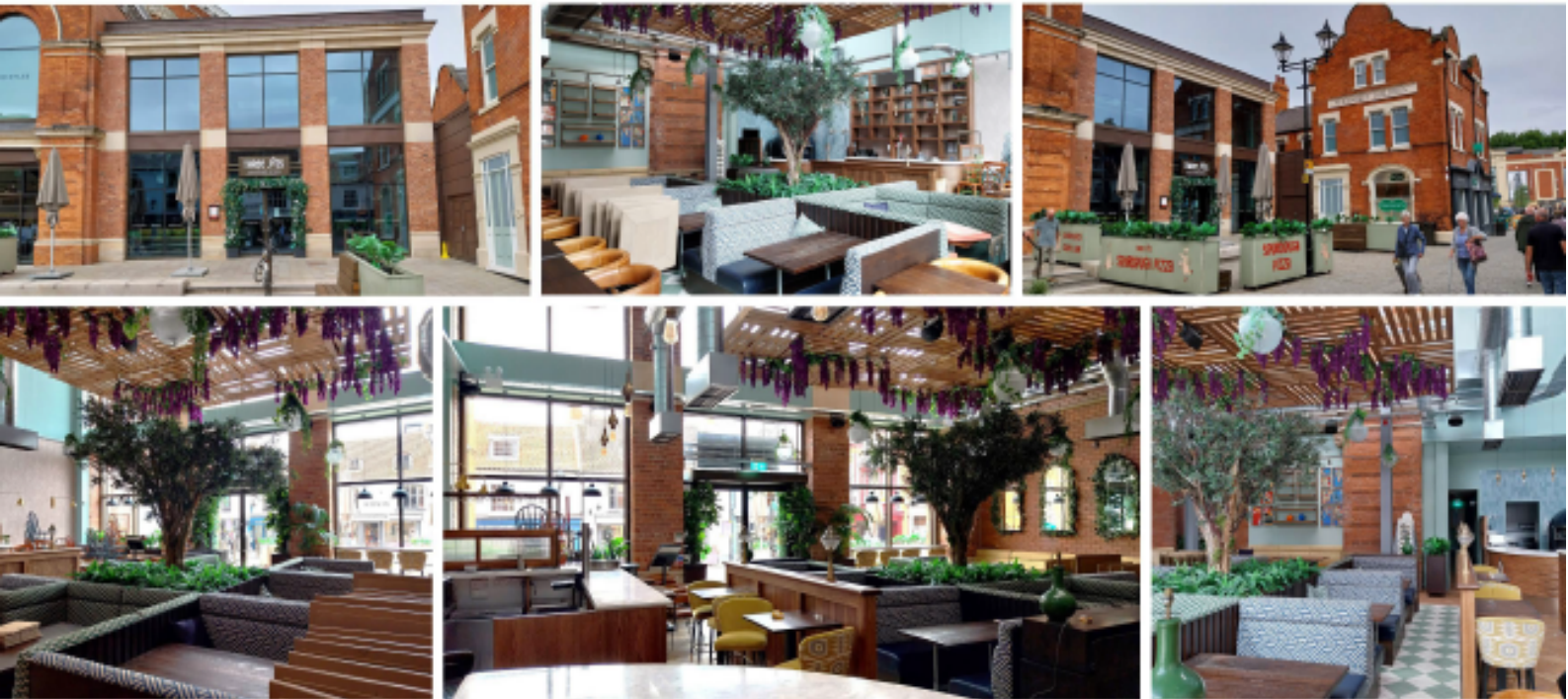
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

### *Energy Performance Certificate*

24A

### *Or through our joint agents*

James Butcher  
Eddisons  
+44 (0)7808 284 578



+44 (0)20 7317 3700 | www.klm-re.com

Misrepresentation Act 1967 & Property Misdescription Act 1991. These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole or part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.