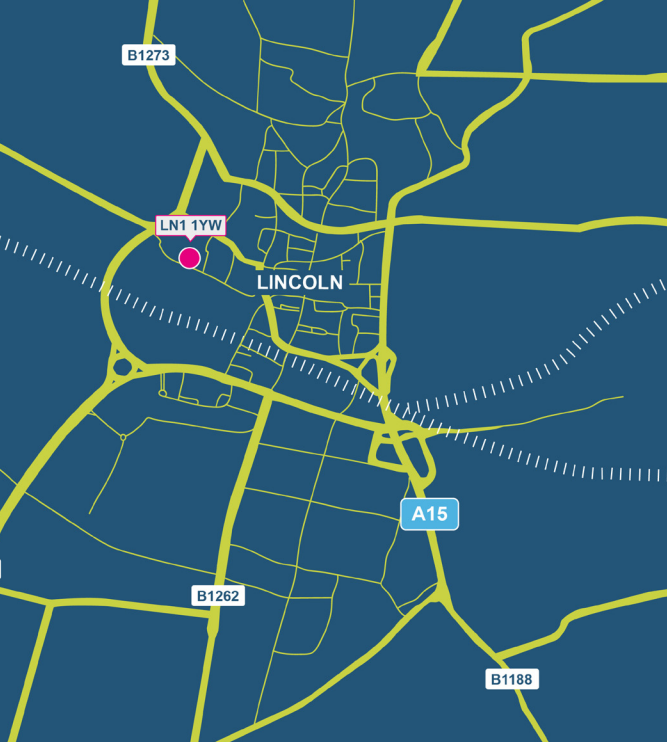




BANKS LONG&Co

UNIT 1A, BRAYFORD HOUSE,
BRAYFORD WHARF NORTH, LINCOLN, LN1 1YW

- Superb Bar/Restaurant opportunity - partially fitted out
- 4,097 sq ft (380.62 sq m) GIA
- Located on prime leisure pitch in Lincoln opposite the University of Lincoln
- Numerous national multiples located nearby included Nando's, Prezzo, ASK, Wagamama, Handmade Burger Co, Harvester together with a 9 screen Odeon Cinema
- **Available on a new lease**



LOCATION

The property is situated on Brayford Wharf North, the prime leisure pitch within the city of Lincoln. Nearby operators include Nando's, Prezzo, Wagamama, Double Tree by Hilton, Marco Pierre White Steakhouse Bar & Grill, Harvester, Starbuck's, ASK, Zizzi's and a 9 screen Odeon cinema.

Lincoln is a Cathedral city and the administrative and shopping centre for the County of Lincolnshire. It has a resident population of circa 100,000 and a catchment within a 20 mile radius of 300,000 and is ranked 4th in the Experian East Midlands retail rankings behind Nottingham, Derby and Leicester.

It is a University City with the main campus on the opposite side of Brayford Pool, with over 14,000 students and staff in situ, contributing an estimated £250M in to the local economy.

PROPERTY

The property occupies a prominent location on the northern side of Brayford Pool with a fully glazed frontage to Brayford Wharf North.

The unit is partially fitted out for restaurant use and extends to about 380.62 sq m (4,097 sq ft) on a single level.

The former occupier utilised part of the street immediately outside the front of the unit for outside seating, by way of a licence from the City of Lincoln Council and this option should be available to other future occupiers.

SERVICES

All main services to include gas, water drainage and electricity are available and connected to the property. These have not been checked and all interested parties are encouraged to make enquiries with the relevant service providers.

TOWN AND COUNTRY PLANNING

The use of the property is a restaurant falling in Class A3 of the Town & Country Use Classes Order 1987 (as amended).

In our view the property would also have suitability for use as a bar falling within Class A4 (Drinking Establishment), subject to the receipt of Planning Permission. The property is not listed but is situated within a Conservation Area

RATES

Charging Authority:	City of Lincoln Council
Description:	Restaurant and Premises
Rateable value:	£79,500
UBR:	0.493
Period:	2018-2019

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The property is available by way of a new lease drawn on the equivalent of Full Repairing and Insuring terms, via a service charge, for a term 15 years, subject to 5 yearly upward only rent reviews.

RENT

£90,000 per annum exclusive payable quarterly in advance

VAT

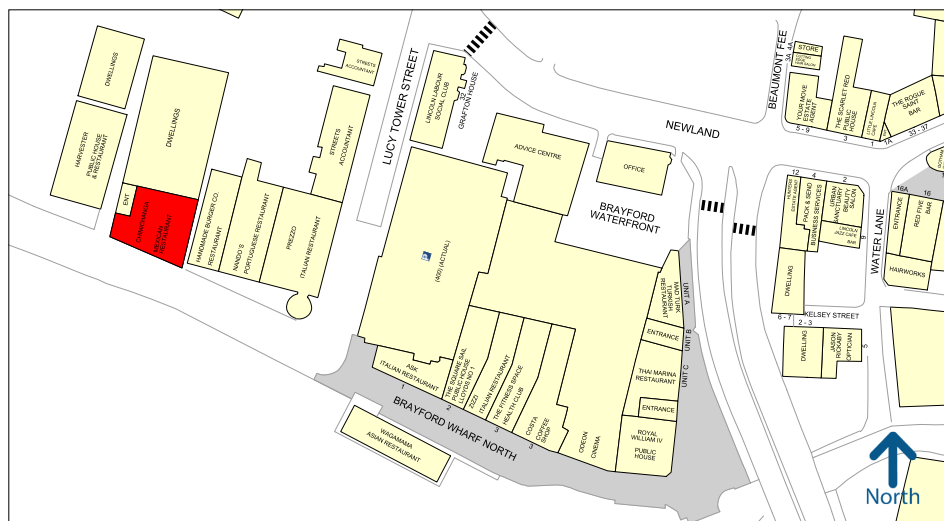
VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs incurred in documenting the transaction.



Lincoln



Experian Goad Plan Created: 12/06/2018
Created By: Banks Long

50 metres



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VIEWING: To view the premises and for any additional information please contact the sole agents.

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