

FULLY FITTED RESTAURANT UNIT

TO LET



264 High Street, Lincoln
LN2 1HW

#1227025/2025D

Eddisons

264 HIGH STREET

LINCOLN, LN2 1HW



Agreement

To Let



Detail

Fully fitted restaurant unit situated within the heart of Lincoln City Centre



Rent

£35,000 pax



Size

231 sq m (2,478 sq ft) NIA



Location

Lincoln, LN2 1HW



Property ID

#1227025/2025D

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a mid-terrace fully fitted restaurant property (also suitable for retail use), laid out over 3 floors and a basement, situated at the northern end of Lincoln High Street, close to a wide range of other national, regional and local restaurant operators.

The property has a prominent double fronted glazed shop front onto the High Street, with pedestrian access from the rear.

The fully fitted restaurant is laid out over the ground floor and the preparation and kitchen areas are on the first floor, together with the staff and storage facilities. The second floor is used for storage.

The restaurant areas are finished off to a good standard and there is an attractive outside seating area to the side of the property, with fully retractable glazed doors from the rear part of the restaurant.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas.

Area	m ²	ft ²
GF Sales	119.32	1,284
GF Storage	6.94	75
FF Kitchen & Ancillary	71.08	756
SF (not measured)	-	-
Basement	33.70	363
Total NIA	231.04	2,478

Energy Performance Certificate

Rating: D82

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and no warranty can therefore be provided that they are in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

The property is Grade II Listed and is situated within a Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: City of Lincoln Council
Description: Restaurant and Premises
Rateable Value: £28,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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 **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£35,000 per annum exclusive, payable quarterly in advance

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.

Viewing

Strictly by appointment via the letting agents.

Location

The property enjoys a prominent location within Lincoln's pedestrianised precinct, towards the northern end of the High Street.

Nearby occupiers comprise a good mix of national, regional and local brands including Pizza Express, Be at One, Slug and Lettuce, Craft, The Cardinals Hat, The Straight and Narrow, Gere Menswear, Caffè Nero, Carousel Bar Restaurant, Wildwood, Eqvvs, Coneys Menswear and Daniella Draper Jewellery.

Lincoln is one of England's finest Cathedral Cities and the administrative and major shopping centre for the County of Lincolnshire. It has an estimated population of circa 543,400 and an established total catchment spend of £984.40m.

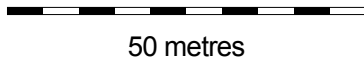
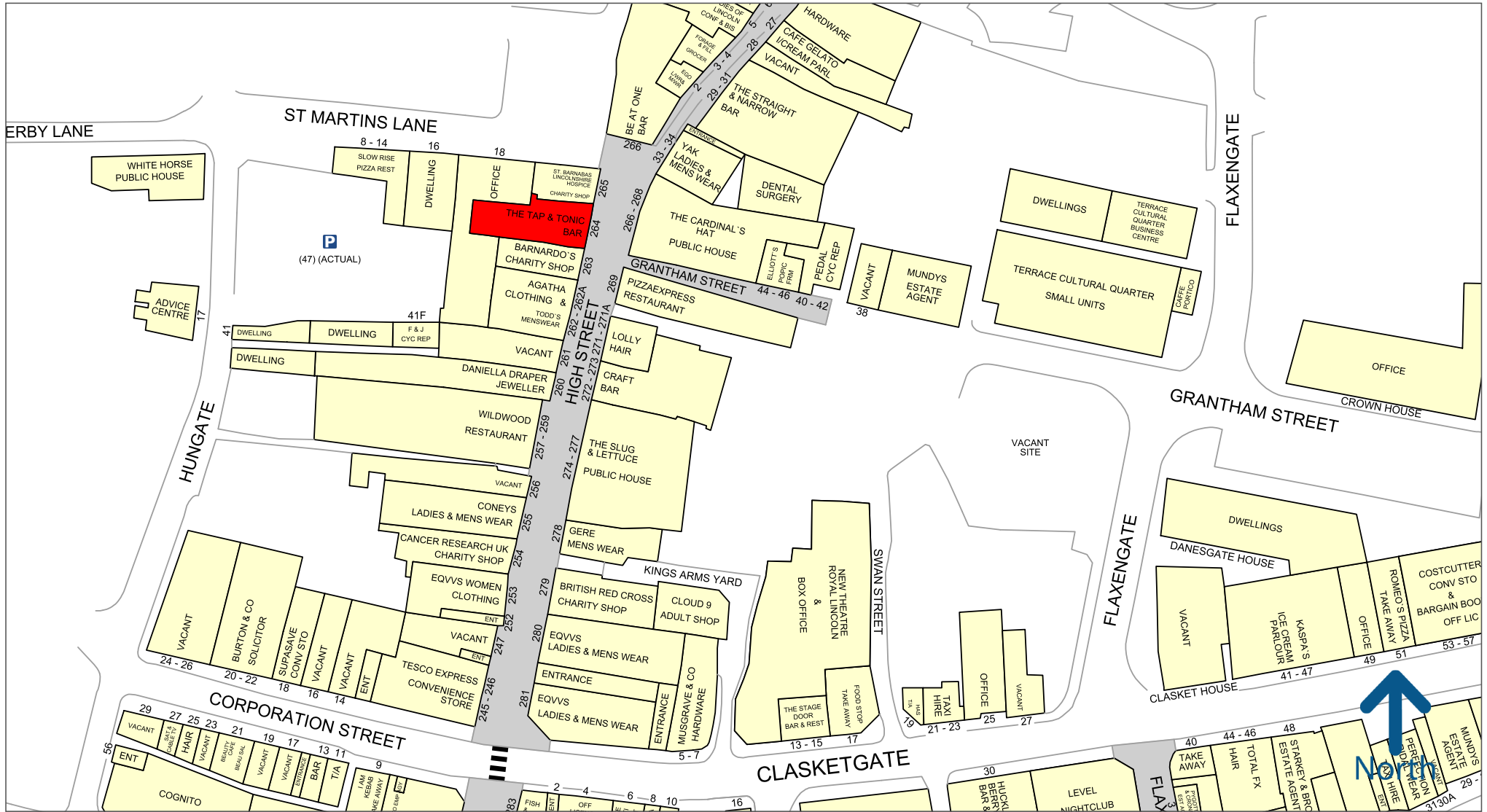
It is also a growing University city with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250m to the local economy.





Google





50 metres



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Created By: Barker Storey Matthews

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