

BAR/RESTAURANT/RETAIL UNIT

TO LET



Unit 2, 234-237 High Street, Lincoln

LN2 1AT

#1227756/2025D

Eddisons

BAR / RESTAURANT / RETAIL UNIT

234-237 HIGH STREET, LINCOLN, LN2 1AT



Agreement

To Let



Detail

City Centre bar/restaurant/
retail unit laid out over ground
and first floor levels



Rent

£125,000 pax



Size

Ground Floor
400.50 sq m (4,309 sq ft)

First Floor
370.90 sq m (3,991 sq ft)



Location

Lincoln, LN2 1AT



Property ID

#1227756/2025D

For Viewing & All Other Enquiries Please Contact:



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Director

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JOINT AGENTS

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Property

The property comprises a substantial, highly prominent bar/restaurant/retail unit situated in a strong secondary trading location at the northern end of Lincoln High Street, close to a wide variety of national/regional/local retail and restaurant occupiers.

The property is laid out to provide a ground floor trading/sales area, with first floor ancillary/storage areas.

The building has a full width glazed frontage to the High Street and a service yard to the rear for deliveries.

Although the property has for many years been used for retail purposes, in our opinion, it would also be suitable for use as a restaurant/bar, subject to securing the necessary license for the sale of alcohol and Planning Permission in the case of its use for a bar.

Accommodation

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

Area	m ²	ft ²
Ground Floor	400.50	4,309
First Floor	370.90	3,991
Total GIA	771.42	8,303

Energy Performance Certificate

Rating: E109

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 services are available and connected to the property. These have not been tested and are not warranted to be 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 restaurant and/or retail use, falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E covers a variety of uses following changes to the Town and Country Planning (Use Classes) Order introduced in 2020. These include both retail and restaurant use, without the need to obtain any further consents.

The property is not Listed, although it is situated within a Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority, the City of Lincoln Council, should they have any specific queries with regard to the Planning position with the property.

Rates

Charging Authority: City of Lincoln Council
Description: Shop and Premises
Rateable Value: £101,000

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

Rent

£125,000 per annum exclusive, payable quarterly in advance.

VAT

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

Legal Costs

The ingoing tenants will be responsible for the Landlords' reasonable legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

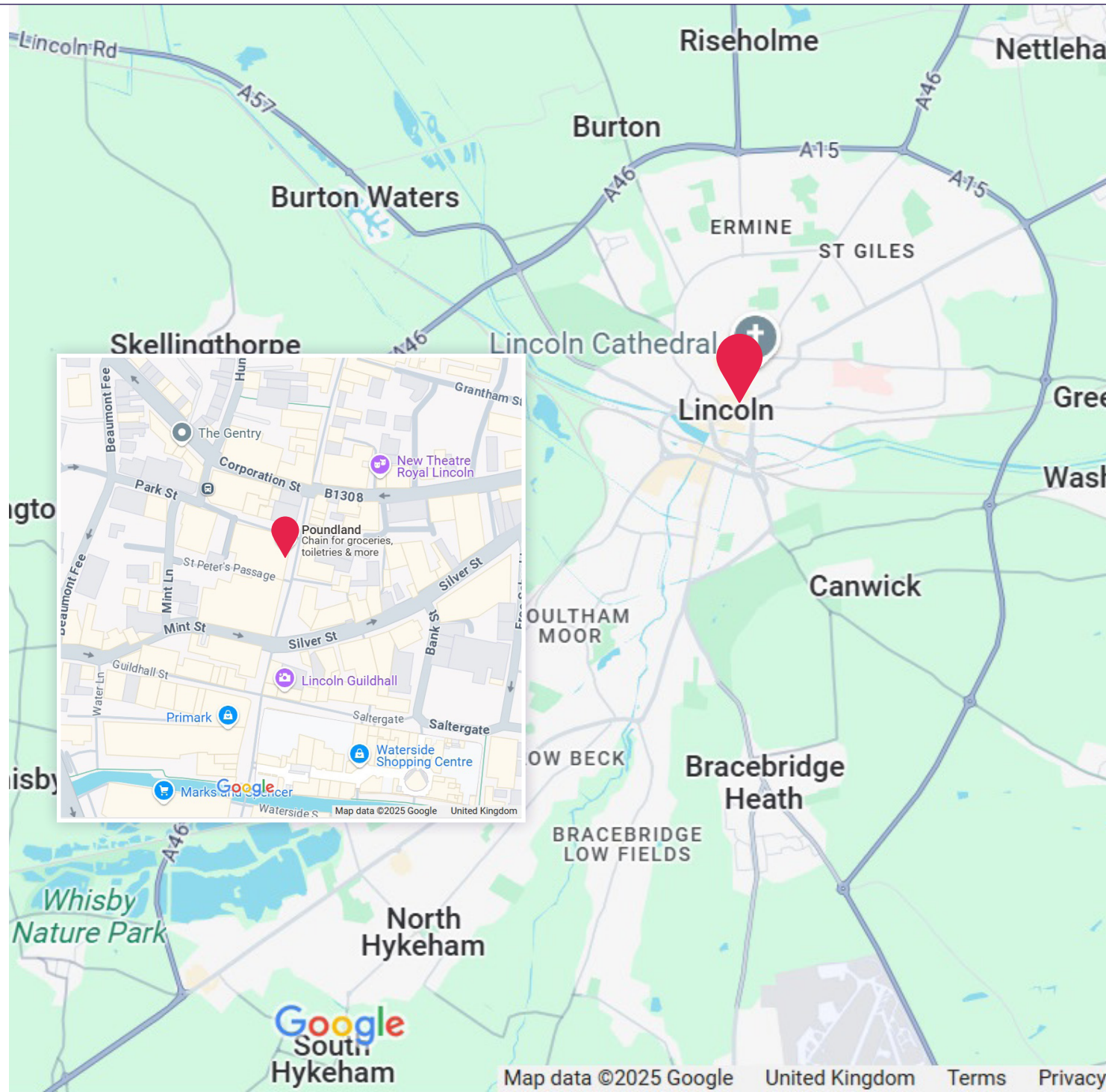
Location

The property is situated in a prime food and beverage trading location at the northern end of Lincoln's pedestrianised precinct. Nearby retailers and restaurant operators include House of Fraser (who are relocating and will be replaced by a well-known national retailer - further information available on request), Mowgli, Walkabout, Pizza Express, Wildwood, Carousel, Caffè Nero, Slug and Lettuce, Craft, Be at One, Home and Franco Manca. The 100% prime retail pitch is situated about 50 metres to the south, running south from the Stonebow to St Mary's Street.

Lincoln is the shopping and administrative centre for the County of Lincolnshire. The city is ranked fourth in the East Midlands Experian City Centre rankings after Nottingham, Derby and Leicester. The city is a popular tourist destination attracting over three million tourists per year, predominantly to visit the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The city and surrounding area has a population of circa 543,367 with an estimated total catchment spend of £984.50 million. It is also a growing University City with close to 15,000 students and academic staff based at the city's main university campus, lying to the east of the City Centre, contributing an estimated £250 million a year to the local economy.

Lincoln is situated about 30 miles north east of Nottingham, 45 miles north of Peterborough and 35 miles east of Sheffield. The city enjoys good road links via the A46, leading to the A1 at Newark and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There are regular daily direct trains to London King's Cross, which take approximately 1.5 hours.





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