

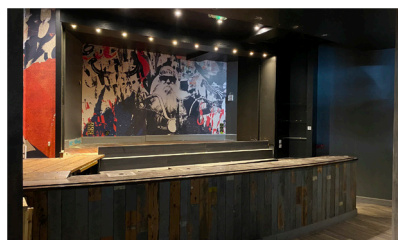


BANKS LONG&Co

GROUND FLOOR, THOMAS PARKER HOUSE,
13/14 SILVER STREET, LINCOLN, LN2 1DY

RETAIL/RESTAURANT/LEISURE USE

- Substantial city centre ground floor premises
- 709 sq m (6,927 sq ft)
- Predominantly open plan, suitable for bar or restaurant use
- Pay and Display parking adjacent
- Available on a new lease
- Rent on application



LOCATION

The property is located on Silver Street in the very centre of Lincoln. Thomas Parker House is also home to the recently opened Mosaic Lincoln on the ground and first floors. Mosaic is a state of the art, flexible working and digital hub; the first of its kind in Lincoln.

There is a wide mix of uses within the immediate vicinity, including a range of leisure and office occupiers. A short walk from Lincoln College and the residential Monks Road area, Silver Street and the surrounding area has become increasingly popular as a leisure destination for students and local residents.

Lincoln is one of England's finest Cathedral cities and the administrative and major shopping centre within the County of Lincolnshire. It has a population of circa 543,367 and an established total catchment spend of £984.4m. It is also a growing University city with close to 15,000 students and academic staff based at the city's main campus, contributing an estimated £250m into the local economy.

PROPERTY

The property is arranged over the ground floor of Thomas Parker House with a layout that would immediately benefit an occupier hoping to open an F&B, leisure or activity business.

In addition to a large open plan main room, the property has a cloakroom, male, female and disabled WC's, a large kitchen and preparation room as well as office and store rooms to the rear.

A fire escape at the back of the property leads to an off-road service yard where there is separate access to a large cellar and storage basement.

ACCOMMODATION

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

Ground floor	645.40 sq m	(6,947 sq ft)
Basement	63.20 sq m	(680 sq ft)

Total GIA: 708.60 sq m (7,627 sq ft)

SERVICES

We understand that mains supplies of gas, electricity, water and drainage are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the property has consent for uses falling within Class A4 (Bar/Restaurant) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Alternative uses may be appropriate subject to receipt of necessary Planning Consent.

RATES

Charging Authority:	City of Lincoln Council
Description:	Public House & Premises
Rateable value:	£58,000
UBR:	0.512
Period:	2020-2021

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** on an equivalent Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Rent on application

SERVICE CHARGE

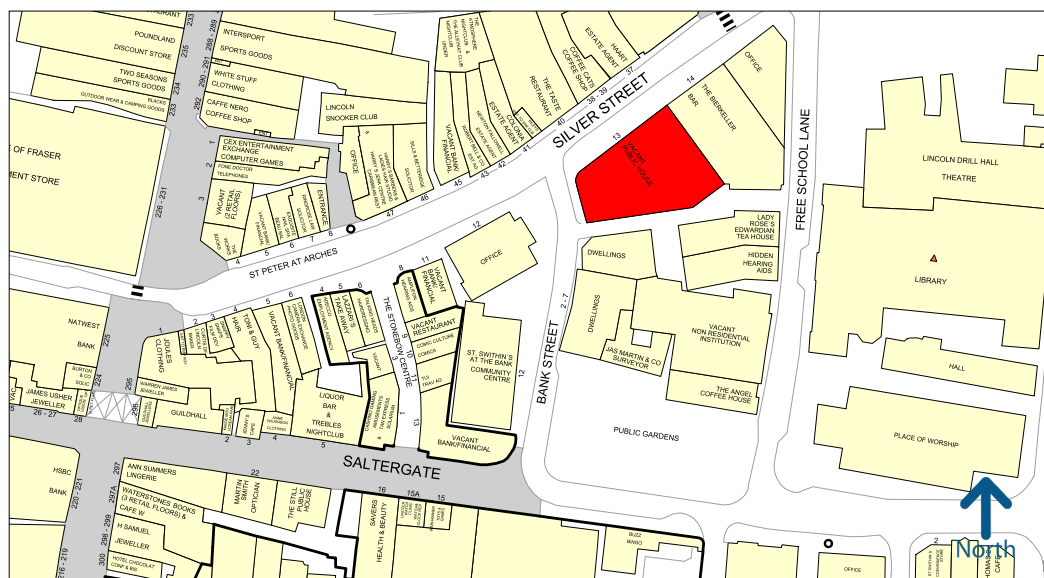
A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

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.



Experian Goad Plan Created: 29/07/2020
Created By: Banks Long



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

Contact: Harry Collins or James Butcher
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Ref. 364/2020L/2021C