



GROUND FLOOR UNITS TO LET

HIGH END MIXED USE DEVELOPMENT

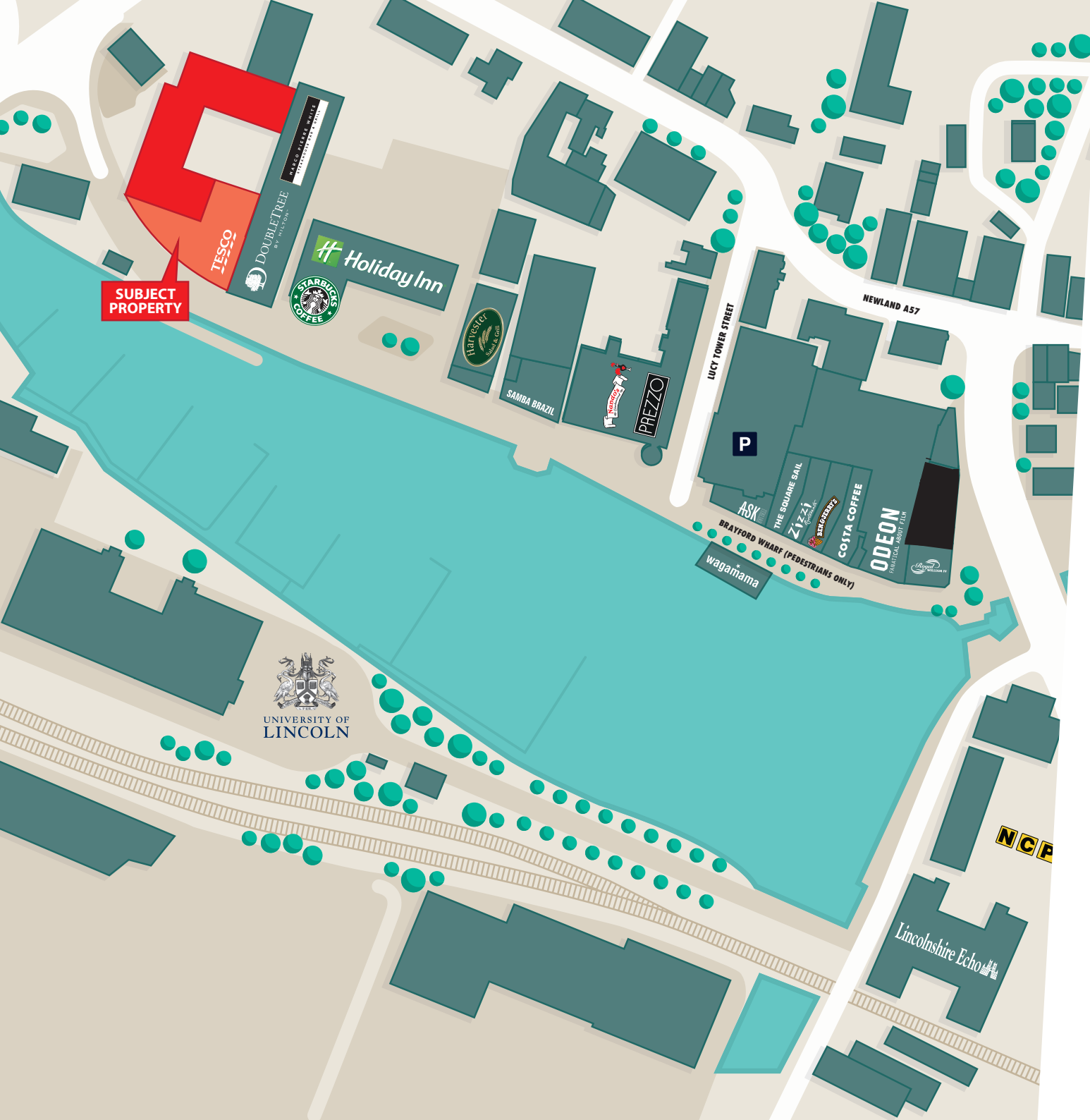
ONE THE BRAYFORD
BRAYFORD WHARF NORTH
LINCOLN LN1 1YT

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A DEVELOPMENT BY:


JACKSON & JACKSON
DEVELOPMENTS



LOCATION

Lincoln is an attractive Cathedral City and the administrative and major shopping centre for the County of Lincolnshire.

It is ranked 4th in the Experian Centre Rankings for the East Midlands and has a CACI retail ranking of 60. The city has a population and catchment of 545,367 and an established total catchment spend of £984.5m. It is a University City – the main campus is a short distance to the south – with over 14,000 students and staff in situ contributing an estimated £250 million into the local economy. The Cathedral is the 9th most visited in the Country and Lincolnshire attracts 3.7 million visitors a year bringing in over £1 billion of additional expenditure into the County.

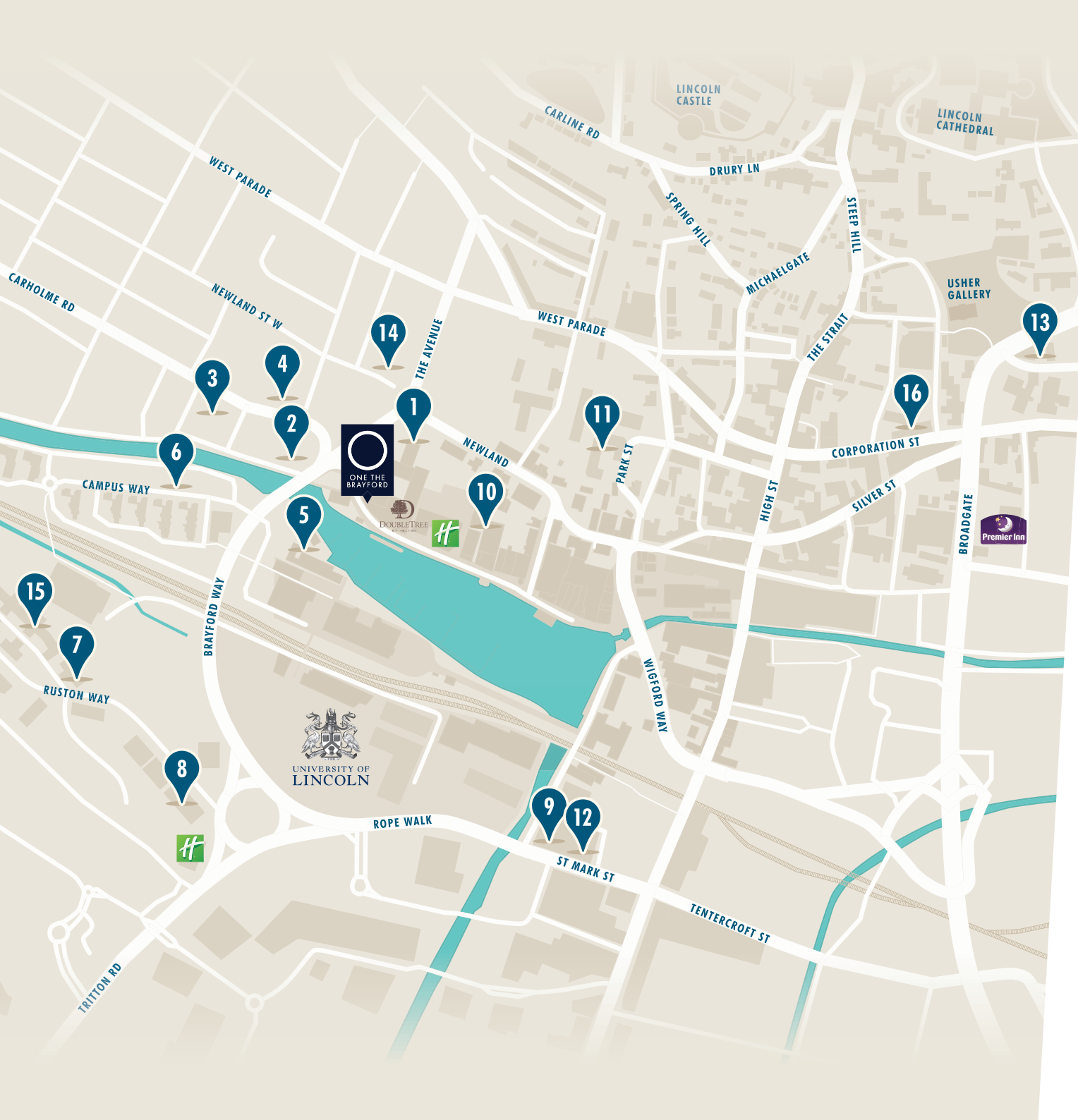
SITUATION

One The Brayford is situated in a stunning location on the North side of the Brayford Pool opposite the main city centre University campus. Brayford Wharf North is the prime leisure pitch within Lincoln City Centre. Nearby national multiples located on Brayford Wharf North include Zizzi, Wagamama, Ask, Prezzo, Nandos, Samba Brazil and a 9 screen Odeon cinema. In addition there are a Hilton Double Tree and Holiday Inn Hotels adjacent. Marco Pierre White opened a restaurant in the former towards the end of 2016.

DEVELOPMENT

One The Brayford is an exciting new mixed use development that provides units at ground floor level and 7 further floors of high end residential accommodation. Unit 3 is occupied by Tesco Express foodstore with the 2 remaining commercial units having full height glazing along each frontage, offering stunning views southward over the Brayford Pool.

The apartment sales have exceeded expectations with nearly 95% of the units sold/reserved. This means that there will be around 225 residents living in the 89 apartments on site. There are 2,973 student bedrooms within 300 metres of the development and we understand that the Double Tree Hilton adjacent runs at an occupancy rate of around 85% - providing over 200 potential customers per night staying adjacent to the scheme. The strength of the location is underlined by the fact the hotel recently opened a 45 bedroom extension.



STUDENT ACCOMMODATION

SITE	BEDS	DISTANCE
1. VIKING HOUSE	254	0.05 MILES
2. HAYES WHARF	225	0.07 MILES
3. AQUA HOUSE	75	0.2 MILES
4. BRAYFORD COURT	90	0.2 MILES
5. MARINA COURTS	460	0.07 MILES
6. CAMPUS COURTS	1037	0.2 MILES
7. PAVILLIONS	1329	0.4 MILES
8. THE GATEWAY	519	0.4 MILES
9. THE JUNCTION	569	0.5 MILES
10. BRAYFORD QUAY	402	0.1 MILES
11. PARK COURT	289	0.4 MILES
12. ST MARKS HOUSE	116	0.6 MILES
13. CATHEDRAL STREET	94	0.7 MILES
14. HAYES HOUSE	39	0.1 MILES
15. SAUL HOUSE	69	0.4 MILES
16. DANESGATE HOUSE	490	0.6 MILES
PRIVATE STUDENT HOUSING	3750	0.4 MILES

TOTAL STUDENT ACCOMMODATION 9582

HOTEL GUESTS PER ANNUM 55845
 CITY POPULATION & CATCHMENT 545367
 TOTAL POPULATION 610794
 (INCLUDING HOTEL GUESTS & STUDENTS)

Ground Floor



THE UNITS

The units provide the following accommodation:

Unit 1

306.40m² (3,298 sqft)

Unit 2

248.60m² (2,676 sqft)

TERMS

The units are available on new leases drawn on the equivalent of full repairing and insuring terms for a term to be agreed.

Alternatively;

The units are FOR SALE by way of a 999 year Long Leasehold interest from 1st January 2017.

RENT / PRICE

Both on application.

TIMING

The units are available for immediate occupation.





REGISTER INTEREST

To register interest in this property
please contact the joint agents.

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