



**The Green Dragon, 28-31 Waterside North, Lincoln
LN2 5DQ**

#319-G/2024F

THE GREEN DRAGON

28-31 WATERSIDE NORTH, LINCOLN, LN2 5DQ



Agreement

For Sale



Detail

Free of Tie Public House with Three Bedroom Living Accommodation over occupying prominent location within the City Centre on the corner of Waterside North and Broadgate



Price

Offers around
£400,000



Size

290 sq m (3,121 sq ft)
(trading areas)
plus 3 bedroom living
accommodation



Location

Lincoln, LN2 5DQ



Property ID

#319-G/2024F

For Viewing & All Other Enquiries Please Contact:



JAMES BUTCHER
BSc (Hons) MRICS
Director

james.butcher@eddisons.com
07808 284578
01522 544515



JASPER NILSSON
BA (Hons)
Surveyor

jasper.nilsson@eddisons.com
07929 105395
01522 544515

Property

A landmark Grade II Listed free of tie public house occupying a prominent location within Lincoln City Centre, on the corner of Waterside North and Broadgate, now available Freehold.

The property is laid out over three floors, providing bars at lower ground floor and ground floor level and a separate function area on the first floor.

In addition, there is a three bedroom manager's flat found at first floor level.

Externally, there is a large car park and external trading and smoking areas.

Accommodation

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

Area	m ²	ft ²
Lower Ground Floor Bar	60	646
Upper Ground Floor Bar	125	1,346
First Floor Function Room	105	1,130
Three Bedroom Manager's Flat - not measured		
Total NIA	290	3,122

Energy Performance Certificate

Rating: To be confirmed

Services

We understand that all mains services 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 & Country Planning

The property has a long-established use as a public house, which is a Sui Generis Use under the Town & Country Planning (Use Classes) Order 1987 (as amended in 2020).

The property is Grade II Listed and is also located 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: Public House and Premises
Rateable value: £29,500
UBR: 0.546
Period: 2024-2025

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 **For Sale** Freehold with vacant possession on completion.

Price

Offers around £400,000 are invited for the Freehold Interest.

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

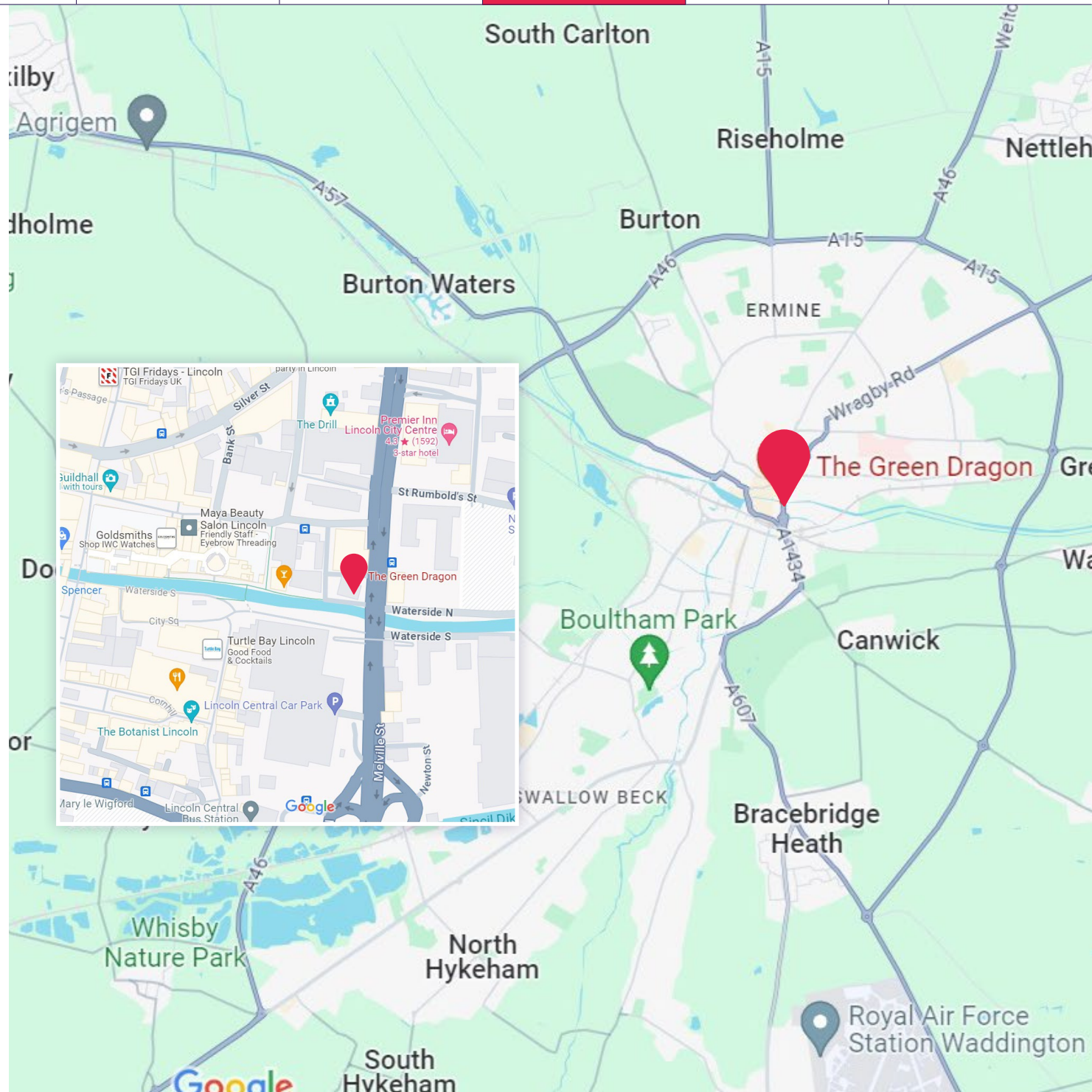
Location

The property is located in a prominent City Centre location overlooking the River Witham and close to the Waterside Shopping Centre, a short distance to the west, as well as the Cornhill Quarter immediately to the south of the River.

Cornhill Market, which has recently undergone a significant multi-million pound refurbishment, is also located a short walk to the south of the River Witham, adjacent to the Cornhill Quarter. Occupiers within the Cornhill Quarter include an Everyman Cinema, Cosy Club, The Botanist and numerous other high quality national and local businesses. Occupiers of the Waterside Shopping Centre include H&M and Next.

The prime shopping High Street area is situated about 250 metres to the west.

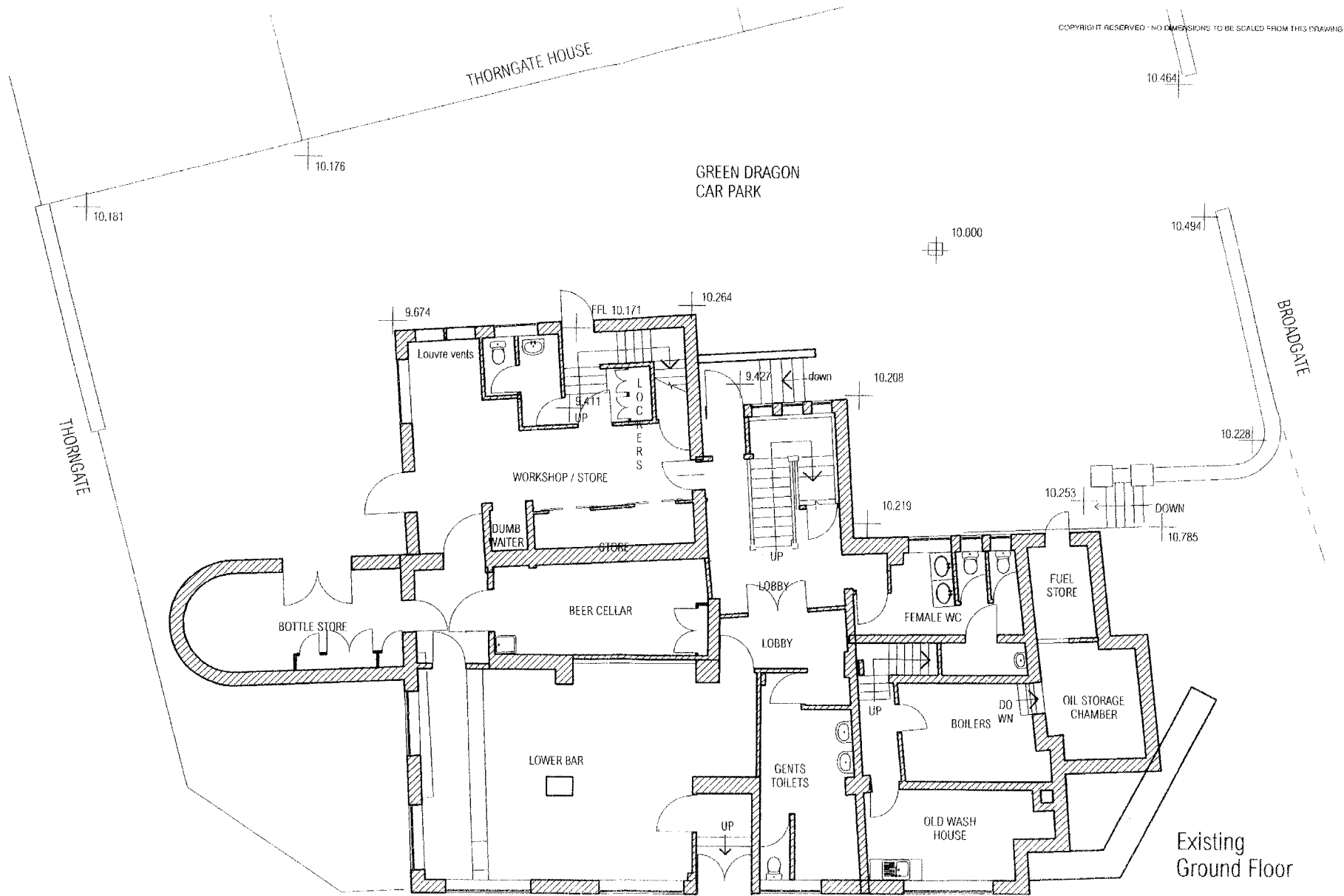
Lincoln is one of England's finest Cathedral Cities and the administrative and major shopping centre for the county of Lincolnshire. It has an estimated population of circa 543,400 and an established total catchment spend of £984.40 million. It is also a growing University city, with close to 15,000 students and academic staff based at the main campus in Lincoln, contributing an estimated £250 million to the local economy.









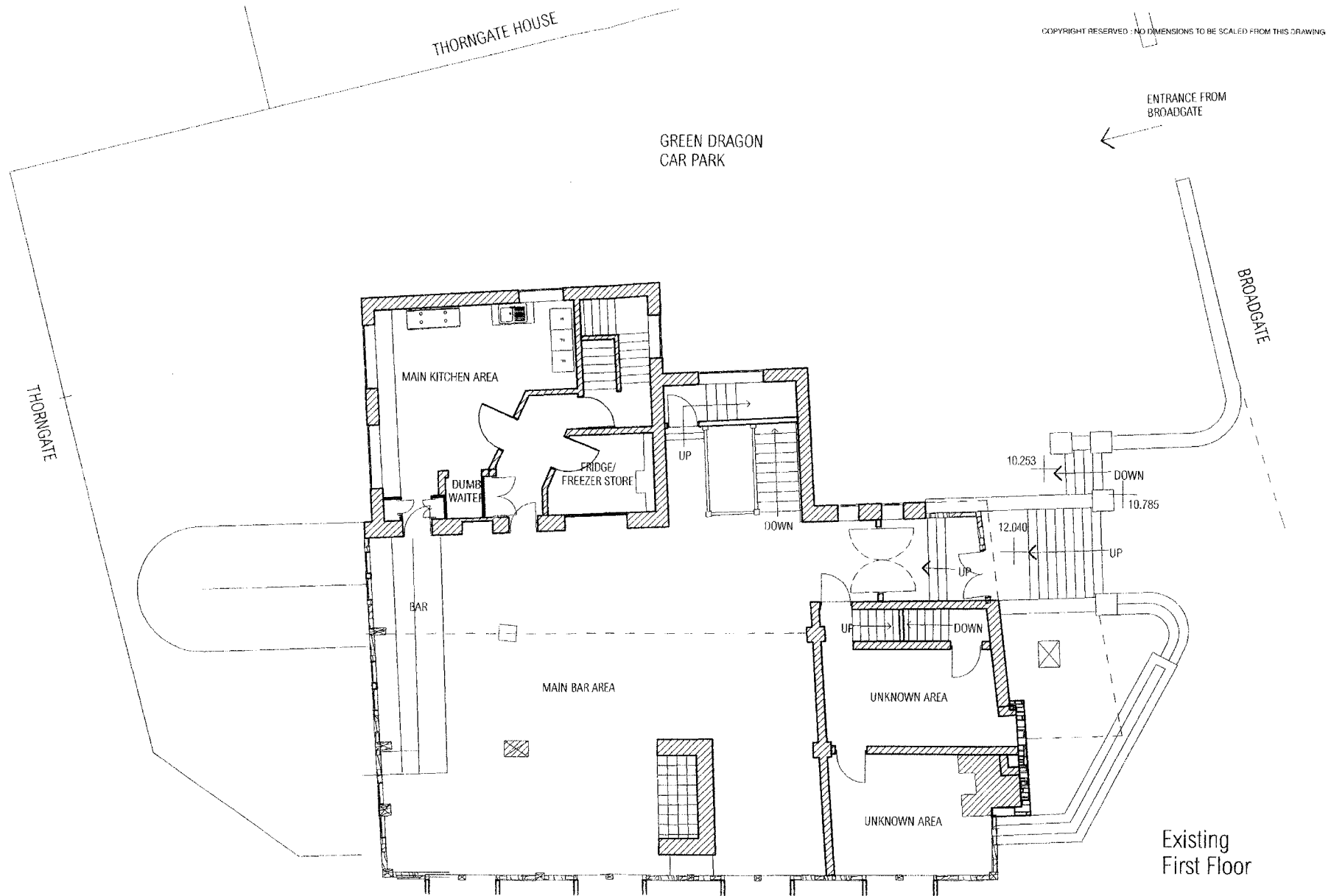


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mba Architects Ltd.

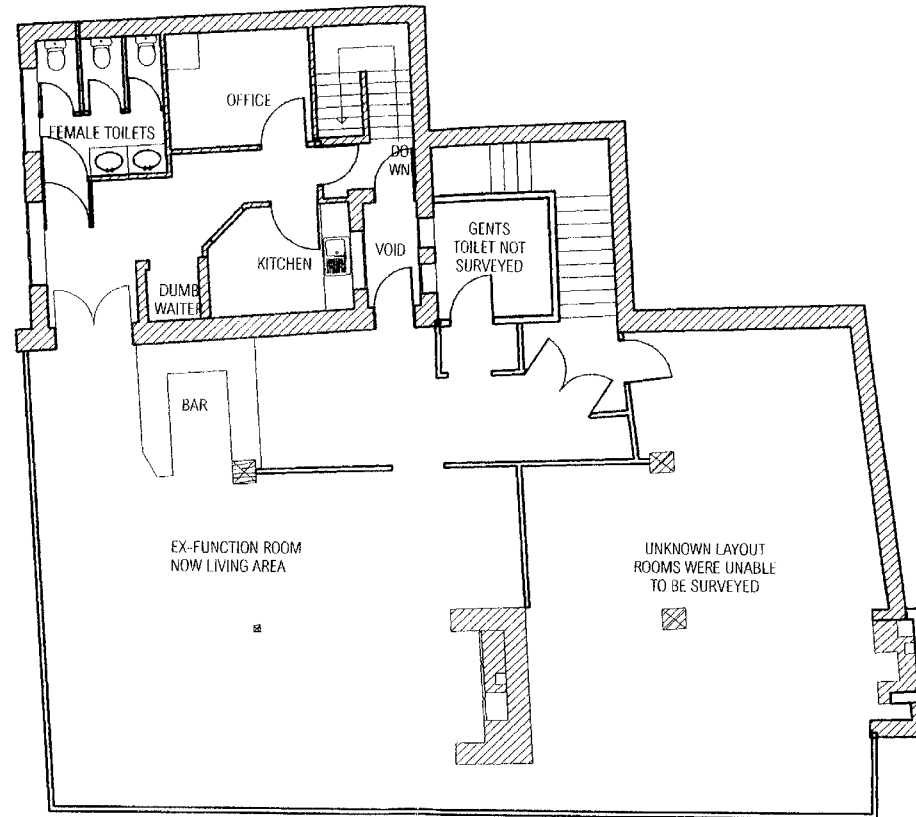
4 burton road, lincoln, LN1 3LB. t - 01522 529644. f - 01522 513554.
e - mba@mbaarch.co.uk www.mbaarch.co.uk

job title	scale	job no.
GREEN DRAGON. BROADGATE PROPOSED HOTEL	1:100	6361
	date	dwg. no.
	May 2004	X13



Existing
First Floor

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Existing
Second Floor

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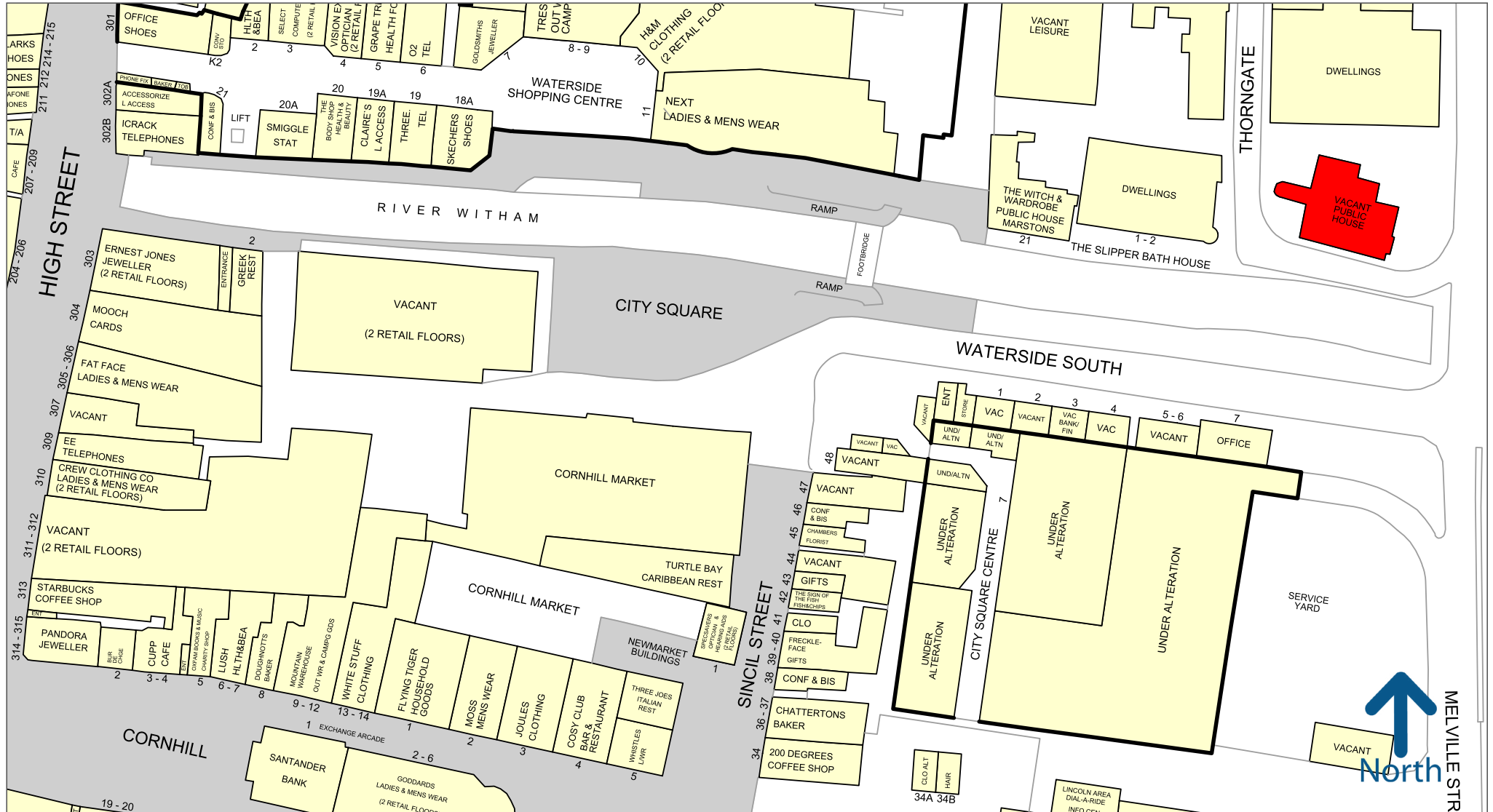
6361

dwg. no.

X15



Lincoln



50 metres