



**51 Burton Road**

Lincoln, LN1 3JY

## **Rent £11,000 Per Annum Fully Equipped Restaurant Premises To Let**

This is a rare opportunity to secure a fully furnished and equipped restaurant facility within a most popular location in 'Up hill' Lincoln, close to the Castle, Cathedral and Bailgate retail district. The premises provide seating for 32 diners at ground and first floor level. In addition, there are extensive kitchen areas, preparation rooms and store rooms beyond. A full list of business fixtures and fittings to be included is available on request.







#### **LOCATION**

Burton Road is a particular popular mixed-use residential/commercial district within 'Uphill' Lincoln and close to the Castle and tourist district of Lincoln including the Bailgate and Cathedral, which are all within walking distance. Burton Road is located approximately half a mile north of the City Centre. The property is located close to the junction of Burton Road, Union Road and Westgate.

#### **DESCRIPTION**

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#### **ACCOMMODATION**

At ground floor level, the restaurant area is 3.5m x 8.5m providing dining for approximately 20 covers and includes a reception area/counter and stairwell providing access to the first floor dining area and WC facilities.





The first floor dining room is 3.8m x 3.2m with attractive Period fireplace and sash window overlooking Burton Road and offering dining space for approximately 12 covers. In addition, to the rear at first floor level, there are well-equipped male and female WC facilities. There is a staircase providing access to an attic room, suitable for storage.

To the rear of the restaurant are a number of kitchens, preparation rooms and store rooms together with an office area, which are fully equipped to a catering standard, including cooking and food preparation space together with refrigeration and freezers.

The overall floor area is 135 sq.m (1,457 sq.ft).

### SERVICES

Mains drainage, gas, electricity and water are connected. An air-conditioning system is installed within the ground floor dining space.

### EPC RATING – D

### LEASE TERMS

The property is available to let by way of a sublease for a term of years to be agreed until 9th February 2027 at a rental of £11,000 per annum, payable quarterly in advance on the usual quarterly days - 25th March, 24th June, 29th September and 25th December, inclusive of all business fixtures and fittings. A deposit equivalent to three months' rent will also be payable. Further details are available on request.

### BUSINESS RATES

Rateable Value - £6,500

Small Business Multiplier (2023/2024) 49.9p in the £.

The property may qualify for small business rates relief and prospective tenants should make their own enquiries regarding Small Business Rates Relief.

### VAT

VAT is not payable on the rent.

### LEGAL COSTS

The incoming Tenant will be responsible for a referencing fee of £120 inc VAT per person named on Lease, together with the Landlord's reasonable legal costs associated with the production of the Sublease. Further details are available on request.

### VIEWINGS - By prior appointment through Mundys.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

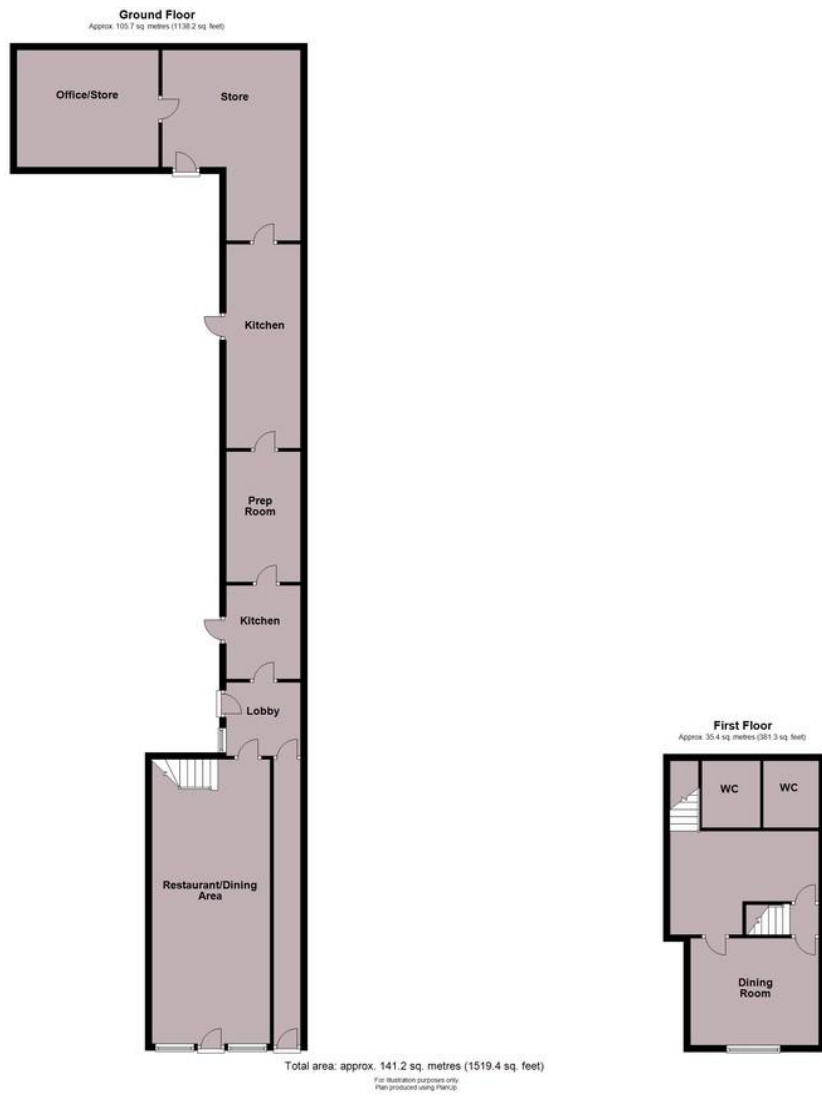
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

