



The Shambles  
4 Westgate, Uphill Lincoln. LN1 3AS





## The Shambles

4 Westgate, Uphill Lincoln

### Historic Cathedral Quarter – Prime Mixed-Use Opportunity

Key national tourist attractions - Lincoln Cathedral approx. 250 metres and Lincoln Castle approx. 150 metres. Occupying a highly prominent position within the heart of Lincoln's historic Cathedral Quarter, 4 Westgate represents a rare opportunity to acquire a substantial and versatile property extending to 1,792 ft<sup>2</sup> / 165 m<sup>2</sup> (sts) of predominantly open-plan accommodation, with potentially a large roof space area to exploit.

Formerly trading as a well-known antiques emporium, the building offers a highly adaptable internal layout, ideally suited to a range of commercial and residential uses, subject to the necessary consents. The property occupies a prime trading position adjoining the vibrant Bailgate area of uphill Lincoln — an area widely regarded as one of the most characterful and commercially active parts of the city, attracting significant levels of both local and tourist footfall throughout the year.



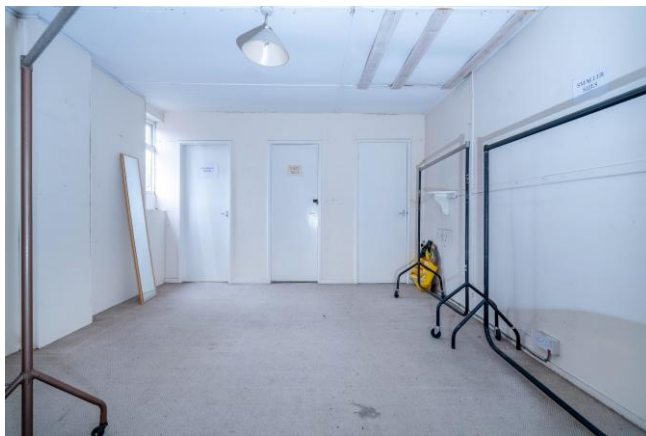


The Cathedral Quarter is steeped in history, with its charming, cobbled streets leading to the magnificent Lincoln Cathedral and the imposing Lincoln Castle, home to the renowned Magna Carta and Victorian Prison Museums. This rich heritage, combined with a year-round programme of cultural events and tourism, ensures a consistently high level of visitor activity and commercial demand.

Subject to the appropriate planning consents, the property offers clear potential for a variety of uses, including retail, hospitality, office or residential conversion. It is understood that planning consent was previously granted for alternative uses, although this has now lapsed, presenting purchasers with an opportunity to revisit and reimagine the building's future.

The location also benefits from excellent connectivity, with a short walk down the historic Steep Hill providing direct access to Lincoln's city centre, its extensive retail and leisure amenities, and the University of Lincoln campus centred around the Brayford Pool marina.

In summary, 4 Westgate offers a compelling combination of location, scale, character and potential, within one of Lincoln's most desirable and high-value commercial and residential settings.



**Lincoln City Council – Tax band: TBC**

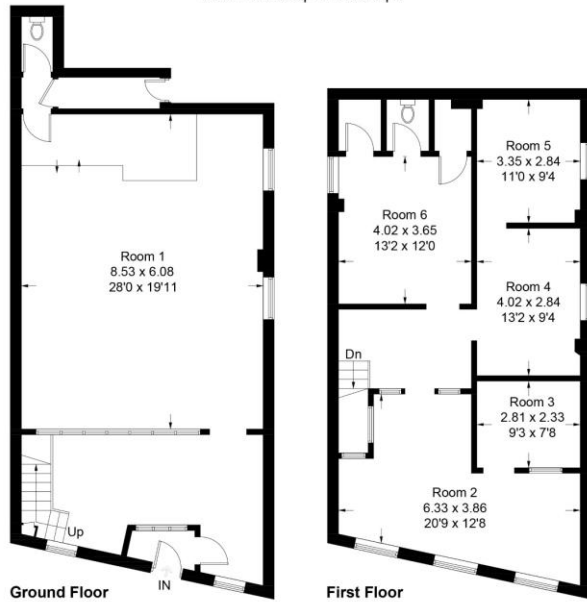
**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln Office  
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## 4 Westgate

Approximate Gross Internal Area  
 Ground Floor = 84.6 sq m / 911 sq ft  
 First Floor = 81.9 sq m / 881 sq ft  
 Total = 166.5 sq m / 1792 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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