



The Ivy Tavern

51 Newport, Uphill Lincoln. LN1 3DN

BELL



The Ivy Tavern

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The Ivy Tavern is a well-established and characterful public house, extensively refurbished and extended in 2020, occupying a prominent position along Newport, one of the principle routes leading into Lincoln's historic Bailgate and Cathedral Quarter. Having traded for many years as a traditional neighbourhood pub, the property forms part of the fabric of this well-regarded area, known for its blend of local community and strong tourist presence. It was once described as the place for "social networking without the computer".

The Ivy Tavern occupies a highly visible main road position, benefitting from strong passing traffic and proximity to one of Lincoln's most desirable and well-visited areas. The Bailgate, known for its independent businesses, restaurants and tourist appeal, lies within easy walking distance, making this an attractive proposition for both operators and investors.

The ground floor accommodation is arranged around a central social space, zoned into a variety of interconnecting areas, including a main bar, separate seating zones and a dedicated pool room providing a layout suitable for a variety of hospitality uses. Retaining a number of traditional features, including exposed brick fireplaces, a log burner, timber flooring and dado panelling which create a warm and characterful environment. To the rear, a further seating area with tiled flooring provides additional cover and leads directly out to the enclosed courtyard beer garden.





Ground Floor – Public House Accommodation

Main Bar Area having central bar area with wraparound counter fitted with multiple beer pumps and dispense systems, suspended ceiling with inset lighting and exposed structural beams, beer/drinks cellar. Well-proportioned seating space allowing for efficient service and customer flow.

Primary Seating Area

Located adjacent to the bar having timber flooring throughout, showing character and wear consistent with traditional use. Mixture of:

Fixed perimeter upholstered bench seating, with open area for freestanding tables and chairs, large front-facing windows allowing for good natural light.

Secondary Seating / Lounge Area being defined by partial separation from the main bar space, with continuation of timber flooring and painted wall panelling.

Pool Room Area providing a dedicated recreational/leisure area, clearly segmented from main trading space with potential for alternative layout.

Rear Seating Area finished with quarry-style tiled flooring providing direct access to the rear beer garden.

Ancillary & Operational Areas include preparation / storage area located to the rear of the bar, cellar access directly from the trading area, additional under-stairs storage, separate male and female WC facilities. The whole area benefits from gas fired central heating.

OUTSIDE

There is an enclosed rear courtyard beer garden accessed from the rear seating area, being predominantly paved for low maintenance, having multiple fixed bench seating areas, a covered section providing all-weather use. An exterior steel staircase leads up to large secure storeroom and there is also a dedicated bin storage area.

Whether for continuation as a Traditional Public House, turned into Food-Led Gastro Pub / Restaurant, Bar / Café Concept, Boutique Hospitality Venue, or Conversion to Residential, the property is available as a stand-alone commercial opportunity offering flexibility to suit a range of purchasers, subject to planning and consent. **NOTE:** First and Second Floor of building, converted to apartments which are to be sold separately.



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Approximate Gross Internal Area
Ground Floor = 146.5 sq m / 1577 sq ft
First Floor = 7.65 sq m / 82 sq ft



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.



Lincoln City Council – Tax band: tbc (Commercial)

ENERGY PERFORMANCE RATING: B (Commercial listing – gas central heating)

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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