

9 West Parade

Lincoln

BROWN & Co


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RELAX



9 West Parade, Lincoln

A city centre investment opportunity comprising 3 x one bedroom apartments, 1 x two bedroom apartment and a ground floor cafe/bistro with indoor and outdoor seating. The accommodation is arranged over four floors and extends to around 3,000 sq ft with the basement level and rear garden offering further development potential subject to planning.

The property is fully let with a total rent passing of £48,439.92 which breaks down as follows and includes bills.

Deli - £866.66 pcm
Flat 1 £795 pcm
Flat 2 £750 pcm
Flat 3 £675 pcm
Flat 4 £950 pcm



Accommodation

Apartment One

Kitchen/Living Room
Single glazed bay window to front elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, built-in oven, four ring electric hob with extractor over, boiler, two radiators, part tiled walls.

Bedroom
Single glazed sash window to front elevation, double radiator.

Bathroom
Single glazed sash window to rear elevation, four piece suite, comprising panelled bath, low flush WC, pedestal wash, basin, shower cubicle, double radiator, part tiled walls, extractor.

Apartment Two

Kitchen/Living Room
Single glazed sash window to rear elevation, fitted wall and base units with stainless steel single drainer sink, built-in oven, four electric hob with extractor over, part tiled walls, double radiator, space and plumbing for washing machine, boiler.

Bedroom
Single glazed window to rear elevation, single radiator.

Bathroom
Single glazed sash window to rear elevation, four piece suite, comprising panel bath, low flush, WC, pedestal, wash, basin, shower, cubicle, double radiator, part of walls, extractor.

Apartment Three

Kitchen/Living room
Single glazed sash window to front elevation, fitted wall and base units with stainless steel single drainer sink, space and plumbing for washing machine, built-in oven, electric hob with extractor over, part, our walls, boiler, radiator, door, two

Shower Room
Single glaze sash window to front elevation, three piece suite, comprising shower, lifeless WC, pedestal, wash basin, part tiled walls, extractor, single radiator.

Bedroom
Single glazed sash window to front elevation, double radiator.

Apartment Four

Kitchen/Living Room
Single glazed sash window to rear elevation, fitted wall and base units with stainless steel single drainer sink, oven, electric hob with extractor over, boiler, space and plumbing for washing machine, part tiled walls, double radiator.

Bathroom
Double glazed sash window to rear elevation, four piece suite, comprising panelled bath, shower, low flush WC, pedestal, wash basin, heated towel rail, part tiled walls.

Bedroom One
Single glazed sash window to rear elevation, radiator.

Bedroom Two
Single glazed sash window to rear elevation, double radiator.



Cafe/Bistro
The cafe business has recently taken over from the well established Italian cafe/bistro that had been in situ for over 15 years offering a wide range of food and beverages. The premises is well kept and offers indoor and outdoor seating, commercial kitchen, wc's and service counter.

Rateable Value
The rateable value from 1st April 2026 to present is £5,300

Basement
A well proportiined space which is already sub divided into rooms with power, light and access via an internal staircase and rear acccess door. There is scope to develop this space into further accommodation subject to the necessary planning consent.

Town & Country Planning
The property benefitted from a full planning permisson as per the below reference which lapsed in 2015.

Lincoln City Council planning ref 2012/0246/RN
Conversion of existing property to accommodate 5 flats and erection of a two storey rear extension to accommodate 4 flats. (Renewal of planning permission 2008/1109/F)

Interested parties are advised to speak to the planning team on 01522 881188

Services
We understand the property offers mains water, gas, electric and main sewer connections.

Mobile
We understand from the Ofcom website there is good mobile coverage from EE. Three, O2 and Vodafone.

Broadband
We understand from the Ofcom website that superfast broadband is available at this property with a max download speed of 80 Mbps and an upload speed of 20 Mbps.

Tenure & Possession
Freehold and for sale by private treaty subject to the existing assured shorthold tenancies on the apartments and lease on the cafe.

Council Tax
Band A for all flats

Buyer identity check
Please note that prior to acceptance of any offer, Brown& are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent
James Mulhall
01522 504318
lincolnresidential@brown-co.com

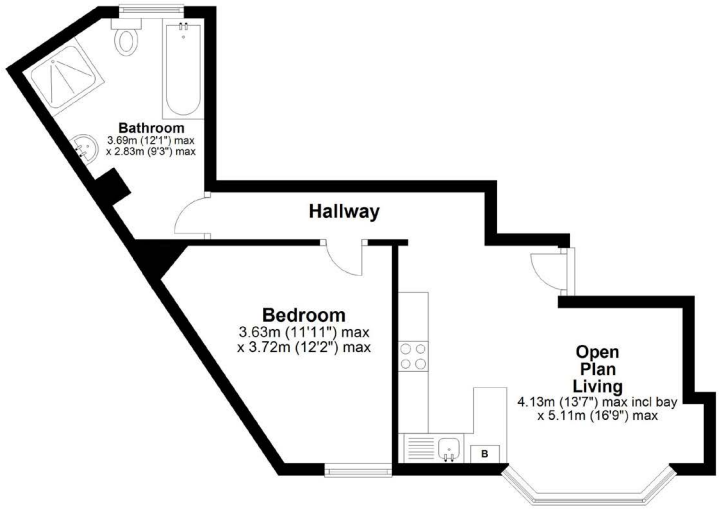






First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



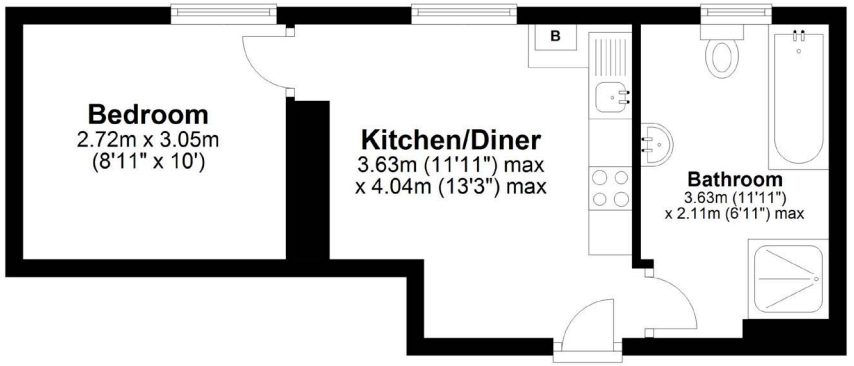
Total area: approx. 39.5 sq. metres (424.8 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.
Plan produced using PlanUp.

Flat 1, 9 West Parade, Lincoln

First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



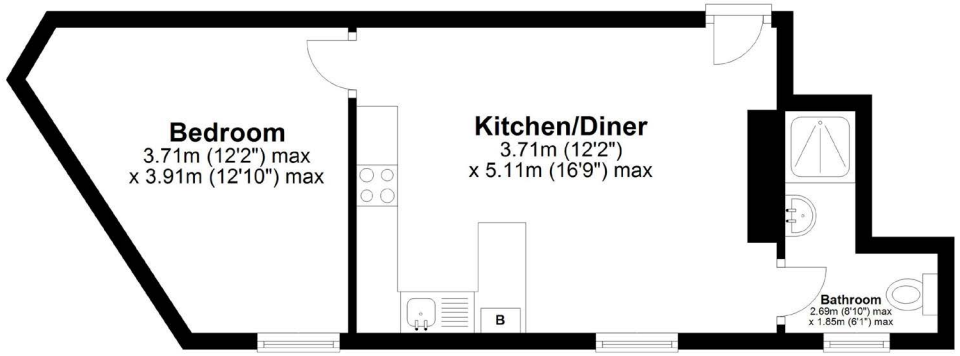
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Flat 2, 9 West Parade, Lincoln

Second Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



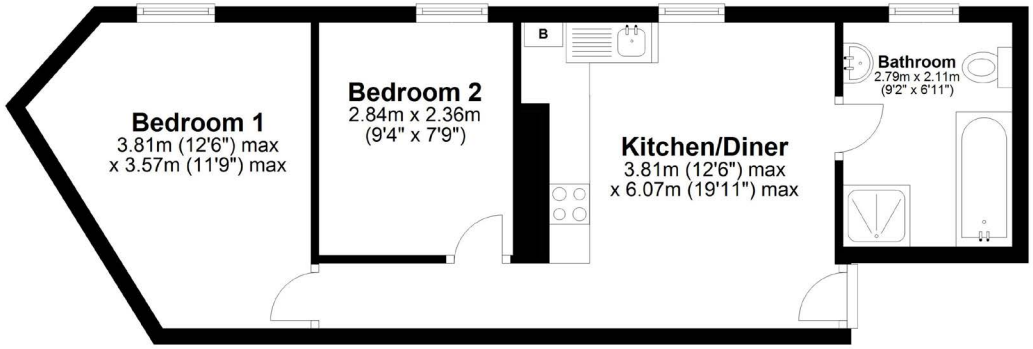
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Flat 3, 9 West Parade, Lincoln

Second Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



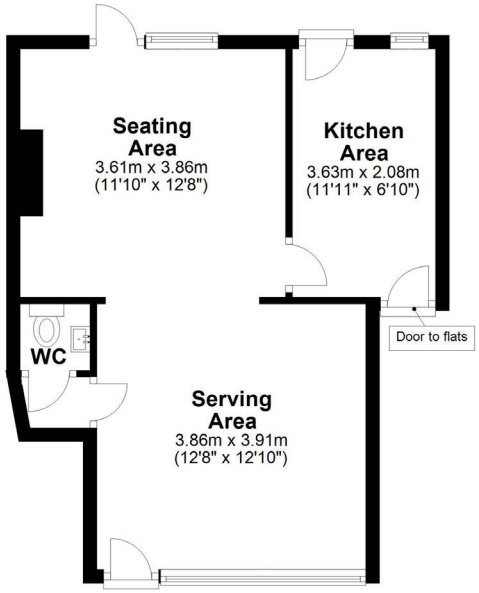
Total area: approx. 39.2 sq. metres (421.9 sq. feet)

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Flat 4, 9 West Parade, Lincoln

Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



Total area: approx. 39.4 sq. metres (424.0 sq. feet)

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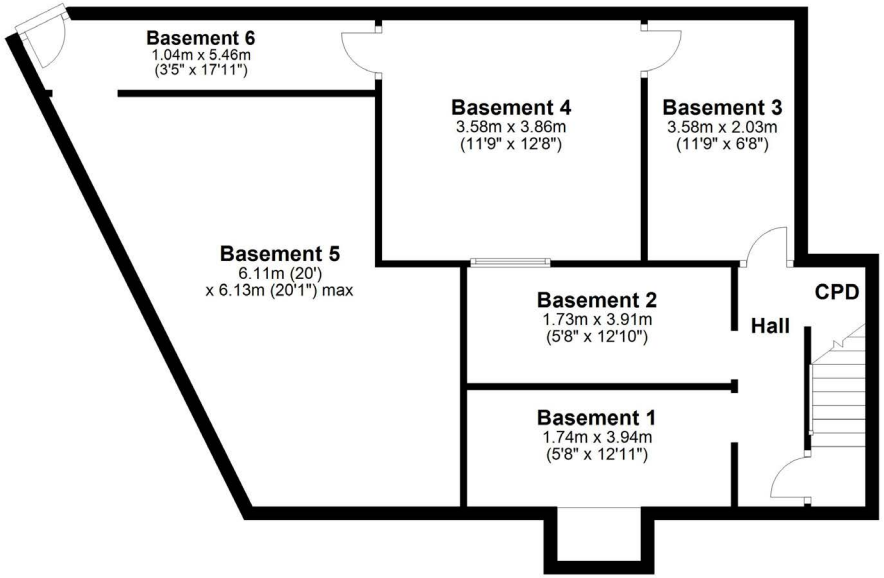
Chris Gothorp Photography 2024. Unauthorised reproduction prohibited.

Plan produced using PlanUp.

La Bottega Deli, 9 West Parade, Lincoln

Basement

Approx. 75.7 sq. metres (814.6 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 sq. feet)

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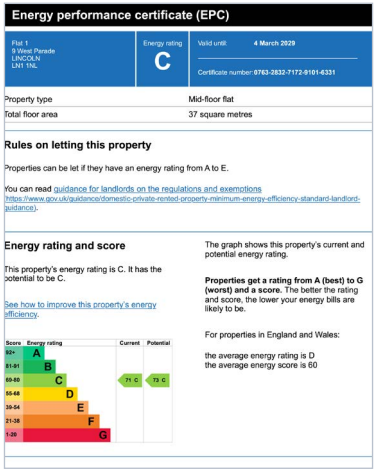
Plan produced using PlanUp.

Basement, 9 West Parade, Lincoln



Directions - LN1 1NL

https://what3words.com/card.brick.areas



Energy performance certificate (EPC)

Flat 1, 9 West Parade, LINCOLN, LN1 1NL

Energy rating: C

Valid until: 4 March 2029

Certificate number: 0763-2832-7172-9101-6331

Property type	Mid-floor flat
Total floor area	37 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

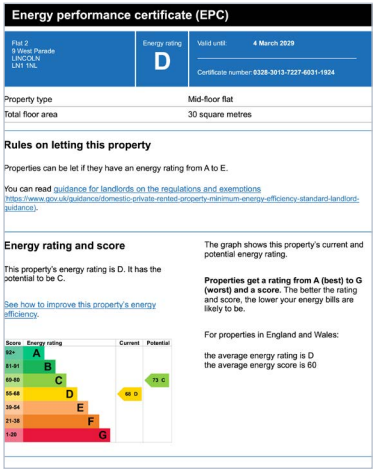
See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Energy performance certificate (EPC)

Flat 2, 9 West Parade, LINCOLN, LN1 1NL

Energy rating: D

Valid until: 4 March 2029

Certificate number: 0328-3013-7227-6031-1924

Property type	Mid-floor flat
Total floor area	30 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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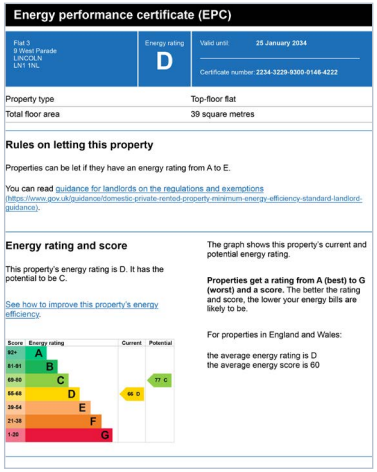
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Energy performance certificate (EPC)

Flat 3, 9 West Parade, LINCOLN, LN1 1NL

Energy rating: D

Valid until: 25 January 2034

Certificate number: 2234-3229-9300-0146-4222

Property type	Top-floor flat
Total floor area	39 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

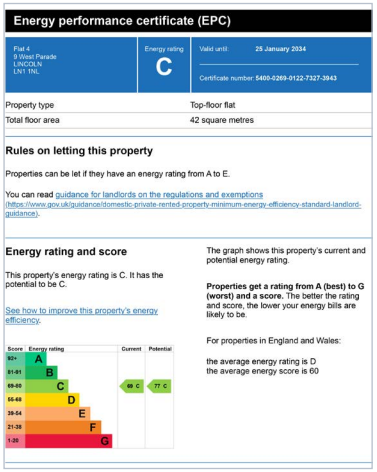
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the average energy score is 60



Energy performance certificate (EPC)

Flat 4, 9 West Parade, LINCOLN, LN1 1NL

Energy rating: C

Valid until: 25 January 2034

Certificate number: 5400-0269-0122-7327-3943

Property type	Top-floor flat
Total floor area	42 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

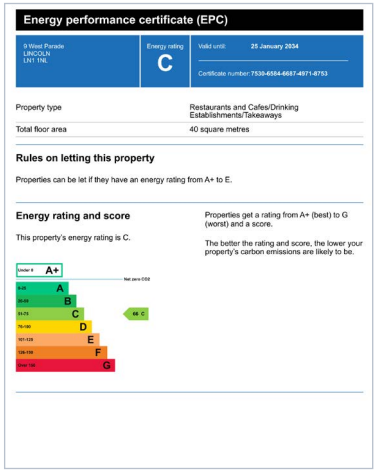
See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Energy performance certificate (EPC)

9 West Parade, LINCOLN, LN1 1NL

Energy rating: C

Valid until: 25 January 2034

Certificate number: 7530-6584-6687-4971-8753

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	40 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

IMPORTANT NOTICES
Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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