



266 High Street, Lincoln  
LN2 1HW  
#8685/2026E

# 266 High Street

Lincoln, LN2 1HW



## Agreement

To Let



## Detail

Prominent bar/  
restaurant unit To Let  
within Lincoln City  
Centre close to a wide  
variety of other national,  
regional and well-  
regarded operators



## Rent

£75,000 pax



## Size

The property has an  
approximate GIA of  
365.20 sq m (3,931 sq ft)



## Location

Lincoln, LN2 1HW



## Property ID

#8685/2026E

**For Viewing & All Other Enquiries Please Contact:**



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## Property

One of Lincoln's best known bar/restaurant properties located at the northern end of the High Street, close to a wide range of other national, regional and local Food and Beverage operators.

The property comprises a detached bar/restaurant premises, which looks southwards down the High Street and is visible to pedestrians walking northwards up the High Street from The Stonebow.

The property is laid out over ground, first and second floors. The main trading area is on the ground floor and has direct access off the High Street, with separate side entrances from St Martins Lane on its western elevation and The Strait on its eastern side. The toilets and ancillary areas are found on the first floor and there is a 2 bedroom 'managers' flat on the second floor.

The property has been in bar/restaurant use for many years and, in our opinion, a continuation of this use would be the best use of the building.

## Accommodation

The property provides the following approximate Gross Internal Floor Areas:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	191.65	2,063
First Floor	97.10	1,045
Second Floor	76.45	823
<b>Total GIA</b>	<b>365.20</b>	<b>3,931</b>

## Energy Performance Certificate

Rating: E103

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Services

We understand that all mains services are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 bar/restaurant, which is currently a Sui Generis use under the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

We understand that the property is Grade II Listed and also situated within a Conservation Area.

Interested parties are advised to discuss their proposed use with the Local Planning Authority, City of Lincoln Council, to ascertain whether a change of use may be required.

## Rates

**Charging Authority:** City of Lincoln Council  
**Description:** Public House and Premises  
**Rateable value:** £130,000

The RV has increased from £43,000, so the Landlord will be pursuing an appeal against this assessment.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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.

## Licensing

The property benefits from a full licence for the sale of alcohol on site. Details of the current licence can be obtained from the City of Lincoln Council Licencing Team.

## Tenure

The property is available **To Let** by way of a new lease drawn on the equivalent of Full Repairing and Insuring terms, for a minimum term of 5 years, or multiples thereof, subject to five yearly upwards only rent reviews.

## Rent

**£75,000 per annum exclusive payable quarterly in advance.**

## VAT

VAT may be charged in addition to the rent at the prevailing rate. This will be confirmed in due course.

## Legal Costs

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

## Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

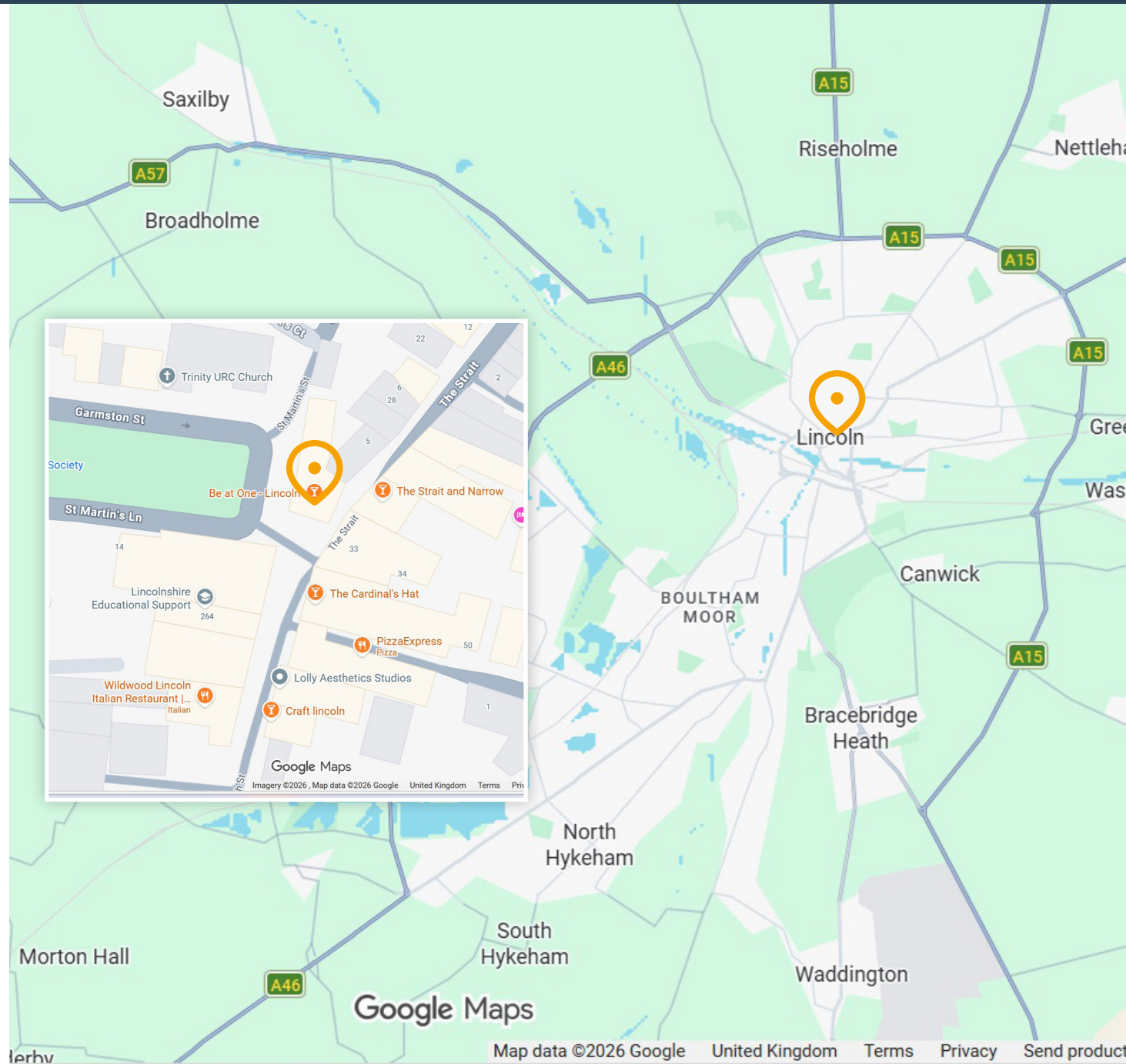
The property is situated at the northern end of Lincoln High Street, close to a wide variety of local, regional and national bar and restaurant operators, including Pizza Express, Craft, The Strait and Narrow, Walkabout, GDK, Mowgli, Katie O'Briens, Carousel, Slug and Lettuce, Wildwood and The Cardinal's Hat.

As can be seen from the list above, this stretch of the High Street is a popular one with Food and Beverage (F & B) operators, with the subject property being one of the best-known F & B units in Lincoln City Centre, with high visibility to pedestrians walking up the High Street from The Stonebow northwards.

Lincoln is the shopping and administrative centre for the County of Lincolnshire. The City is ranked fourth in the East Midlands Experian City Centre rankings after Nottingham, Derby and Leicester. The City is a popular tourist destination attracting over four million visitors per year, predominantly to visit the Cathedral, which is recognised as one of the finest examples of Gothic architecture in Europe.

The City and surrounding area has a population of circa 543,367 with an estimated total catchment spend of £984.50 million. It is also a growing University City with close to 15,000 students and academic staff based at the City's main university campus, lying to the east of the City Centre, contributing an estimated £250 million a year to the local economy.

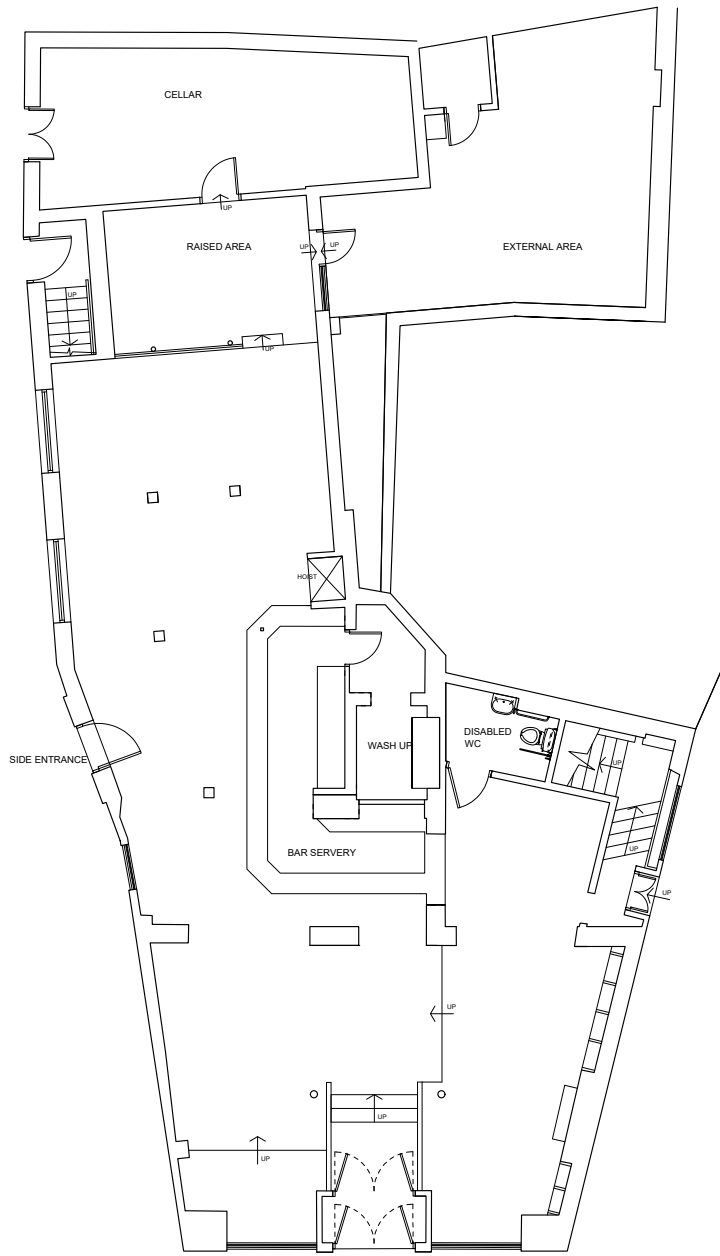
Lincoln is situated about 30 miles north east of Nottingham, 45 miles north of Peterborough and 35 miles east of Sheffield. The City enjoys good road links via the A46, leading to the A1 at Newark and the A15 provides access to Scunthorpe to the north and Peterborough to the south. There are regular daily direct trains to London King's Cross, which take approximately 1.5 hours.



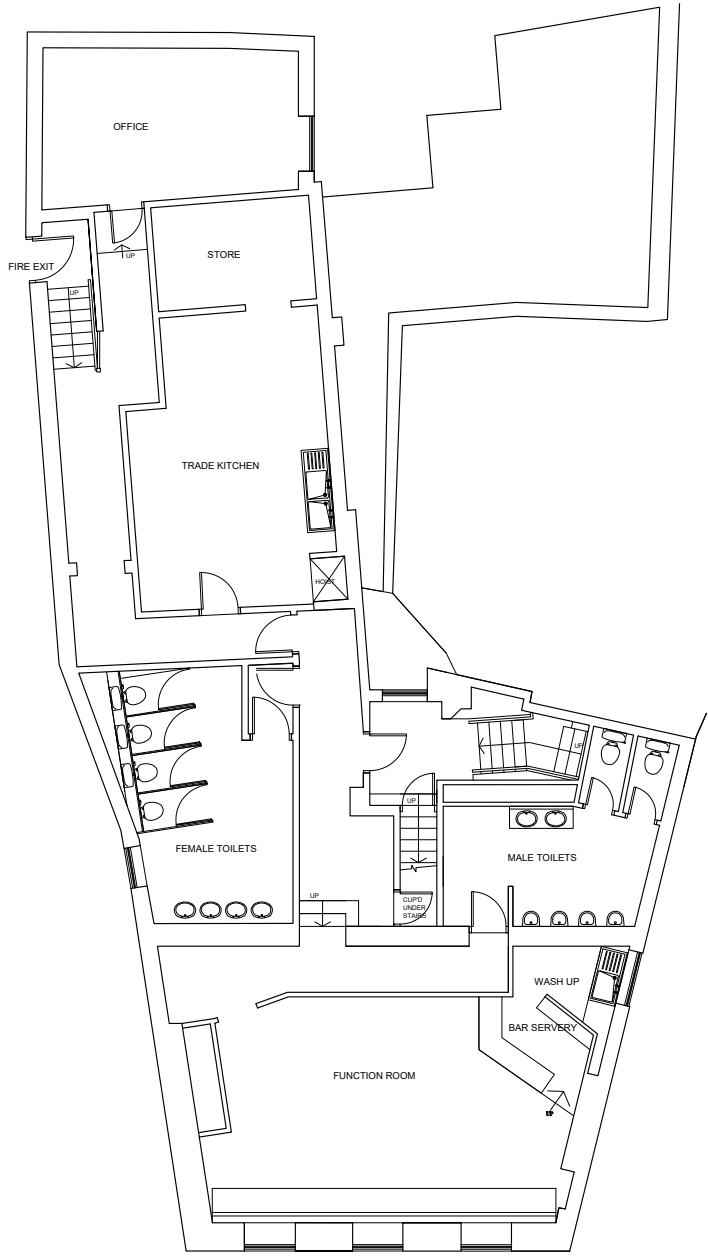








EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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 All structural work must be carried out in strict accordance with the drawing and calculations provided by the appointed Structural Engineer. All structural work must be inspected / all rework signed by both the Structural Engineer and Building Inspector. Any changes or alterations must have their express written approval. Any costs incurred due to other claims for damages, loss of time, etc by failing to do so will be the sole liability of the contractor.  
 All works must be carried out in strict accordance with all Local Authority, British & European Standards. If in doubt, it is the responsibility of the contractor to contact all relevant parties.  
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Rev A, 31.08.2022 (MP)  
 DRAWING REVISIONS TO INCLUDE THE FOLLOWING:  
 \* 2x6 ADDITIONAL EXISTING COLUMNS SHOWN ON GP PLAN

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Client: <b>STONEGATE</b>		
Job Title: <b>266 HIGH STREET LINCOLN, LN2 1HW</b>		
Drawing Title: <b>EXISTING FLOOR PLANS</b>		
Scale: <b>1:50 @ A1</b>	Drawing No:	Revision:
Date: <b>DEC 21</b>	<b>4169-01</b>	<b>A</b>
Drawn By: <b>CI</b>		