



Thriving Leasehold Business for Sale Buntys Tea Room, 18 Steep Hill, Lincoln, LN2 1LT

Guide Price £85,000 For the Business, Goodwill and All Fixtures & Fittings

We are delighted to offer for sale this iconic well-established Tea Room business located within the heart of the historic 'Steep Hill' district of the City Centre, close to the Castle and Cathedral and sat within a bustling tourist district, just a short walk from the City Centre, having recently been awarded a '2024 Good Food Award' and having the benefit of a '5-Star Hygiene Rating'.



Bunty's Tea Room, 18 Steep Hill, Lincoln, LN2 1LT



LOCATION

The property is situated in the heart of the historic Steep Hill district of Lincoln, close to the Castle, Cathedral and all tourist attractions around the Bailgate area, yet just a short walk north of the main city centre.

Lincoln is one of England's finest Cathedral Cities, having a population and surrounding catchment of circa. 550,000 residents.

DESCRIPTION

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ACCOMMODATION

The property comprises a mid-terraced Grade II Listed Building of considerable character with accommodation across two floors, together with a fully equipped catering kitchen at first floor level. Full details in respect of the business and fixtures and fittings are available to all seriously interested parties.

Ground Floor

Comprising a split-level dining area with serving area and WC facilities - 27 sq.m (291 sq.ft).





First Floor

Comprising a fully equipped kitchen and additional dining space - 25 sq.m (270 sq.ft).

Total Floor Area - 52 sq.m (560 sq.ft).

SERVICES

Mains water, electric and drainage are understood to be connected to the property.

EPC - Not applicable (Grade II Listed Building)

TENURE

The property is held under the terms of a Lease, with three years left to run (9th September 2027). The Passing Rent is £17,000 per annum for the remainder of the term. Full details are available on request.

BUSINESS RATES

Rateable Value - £10,750

The property may benefit from the reduced 'Retail, Hospitality & Leisure' Multiplier of £38.2p in the pound (2026/2027)

VAT

The Vendor has confirmed that VAT is not payable in addition to the rent, or the purchase price.

LEGAL COSTS

The incoming Tenant will be responsible for Agent's referencing fee of £120 inc VAT, together with the reasonable legal costs associated with transferring/assigning the Lease.

PLANNING

The current use of the building is as a café falling within Class 'E' (Restaurant and Café) of the Town & Country Planning Use Classes Order (1987) as amended.

The property is Grade II Listed and it is also located in a Conservation Area.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these 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.

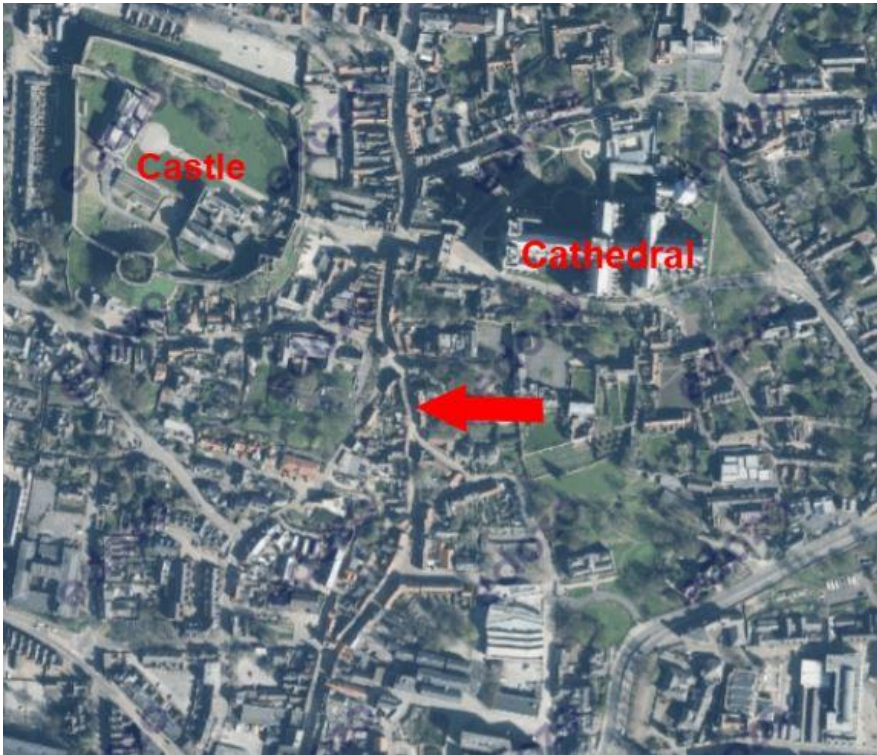
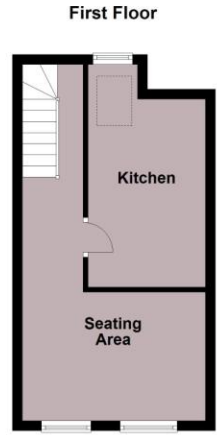
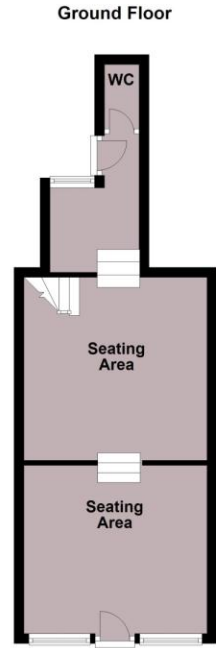
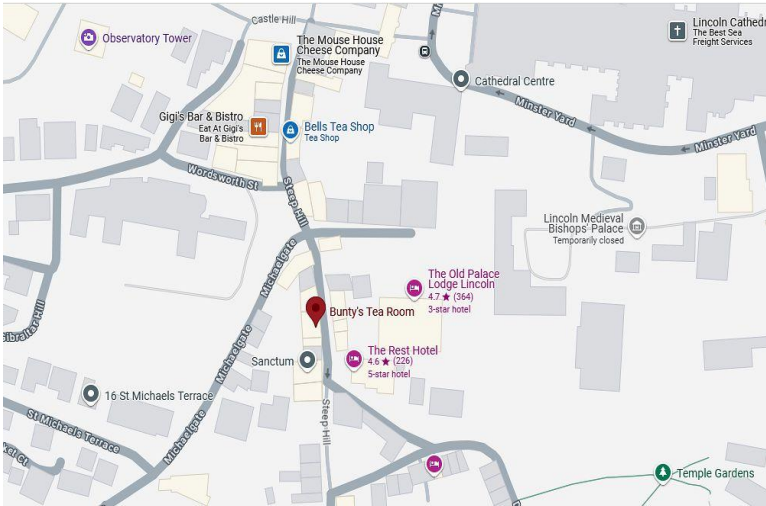
GENERAL

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 give 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 and 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.

