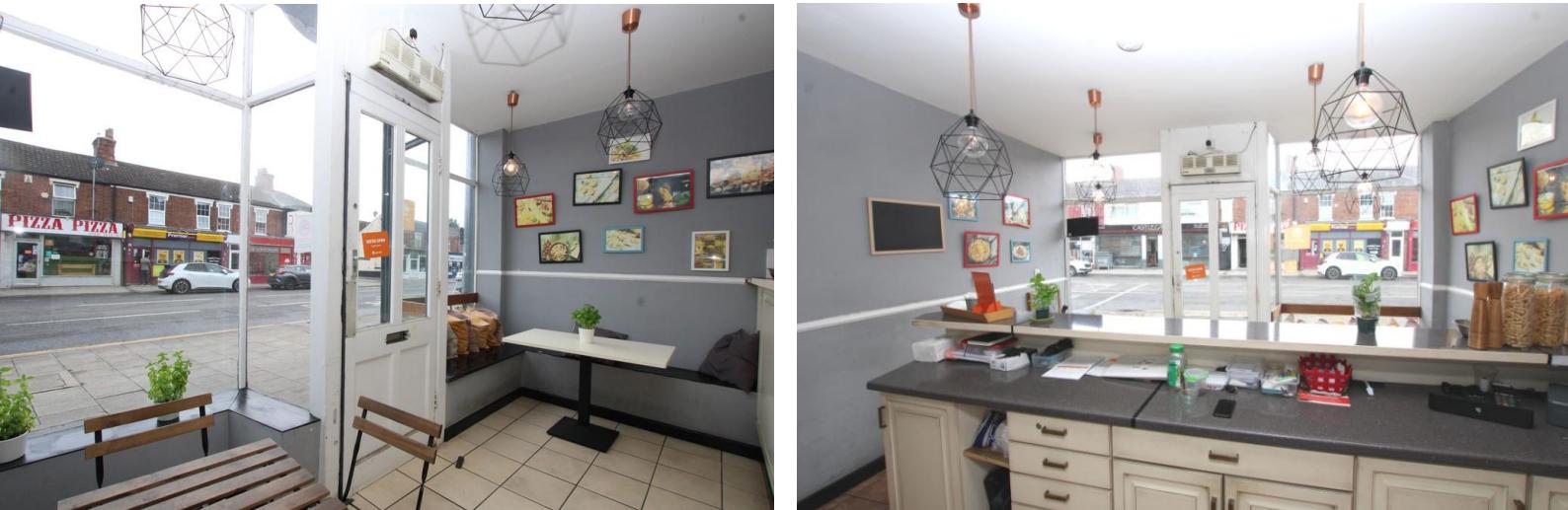




Pasta Go
48 High Street, Lincoln, LN5 8AN

**Guide Price Of £30,000
(Lease, Business and All Fixtures & Fittings For Sale)**

Mundys are pleased to offer the opportunity to acquire the popular hot food takeaway 'Pasta Go'. Located on Lincoln High Street, south of the city centre benefiting from high passing foot/vehicle traffic. The ground floor retail unit extends to 34.8 sq. meters (275 sq. ft.) comprising of a sales area, kitchen/preparation area and a WC compartment. There is also considered to be potential to increase turnover and profitability by extending the opening hours.



48 High Street, Lincoln, LN5 8AN



LOCATION

Travelling along High Street from Lincoln City Centre, the property can be identified on the right hand side, on the junction with Robey Street, Lincoln.

DESCRIPTION

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ACCOMMODATION

Retail Area - 4.4m x 4m

With tiled floor, plaster finish walls and serving counter.

Rear Preparation Area and Kitchen - 4m x 4.3m

With tiled floor and walls, a range of modern wall and base units, including stainless steel sink unit and extractor unit for cooking facilities.

In addition, there is a WC Compartment off with low-level WC and wash hand basin.



SERVICES

Mains drainage, electricity and water are understood to be connected to the premises.

EPC Rating - D

TENURE

Lease, business and all fixtures and fittings are available for purchase at the guide price of £30,000.

The property is currently let on an Internal Repairing Basis. The current lease runs until 28th August 2026 at an annual rental of £7,020 per annum plus a monthly building insurance contribution. The landlord may consider to a brand new lease subject to negotiations. A deposit will also be payable.



BUSINESS RATES

Rateable Value - £6,000

Small Business Multiplier (2024/2025) 49.9p in the £. The property may qualify for small business rates relief.

LEGAL COSTS ETC

The purchaser will be responsible for their legal own costs along with the Landlord's reasonable legal costs for the assignment of the current Lease or the production of a new Lease.

The ingoing tenant will also be responsible for the Agent's referencing fee of £150 inc VAT per applicant.

AGENT'S NOTE

Please note that the current Use Class of A5/Sui Generis (Hot Food Takeaway) is restricted to the current occupier and their business as 'Pasta House'. Future Purchasers/Tenants will need to make a formal planning application to continue this use. Current planning restricts trading hours from 8am until 10pm.

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 into 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 the 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.

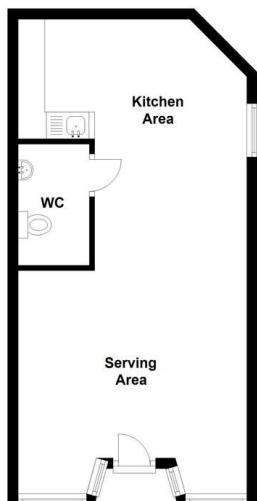
GENERAL

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.

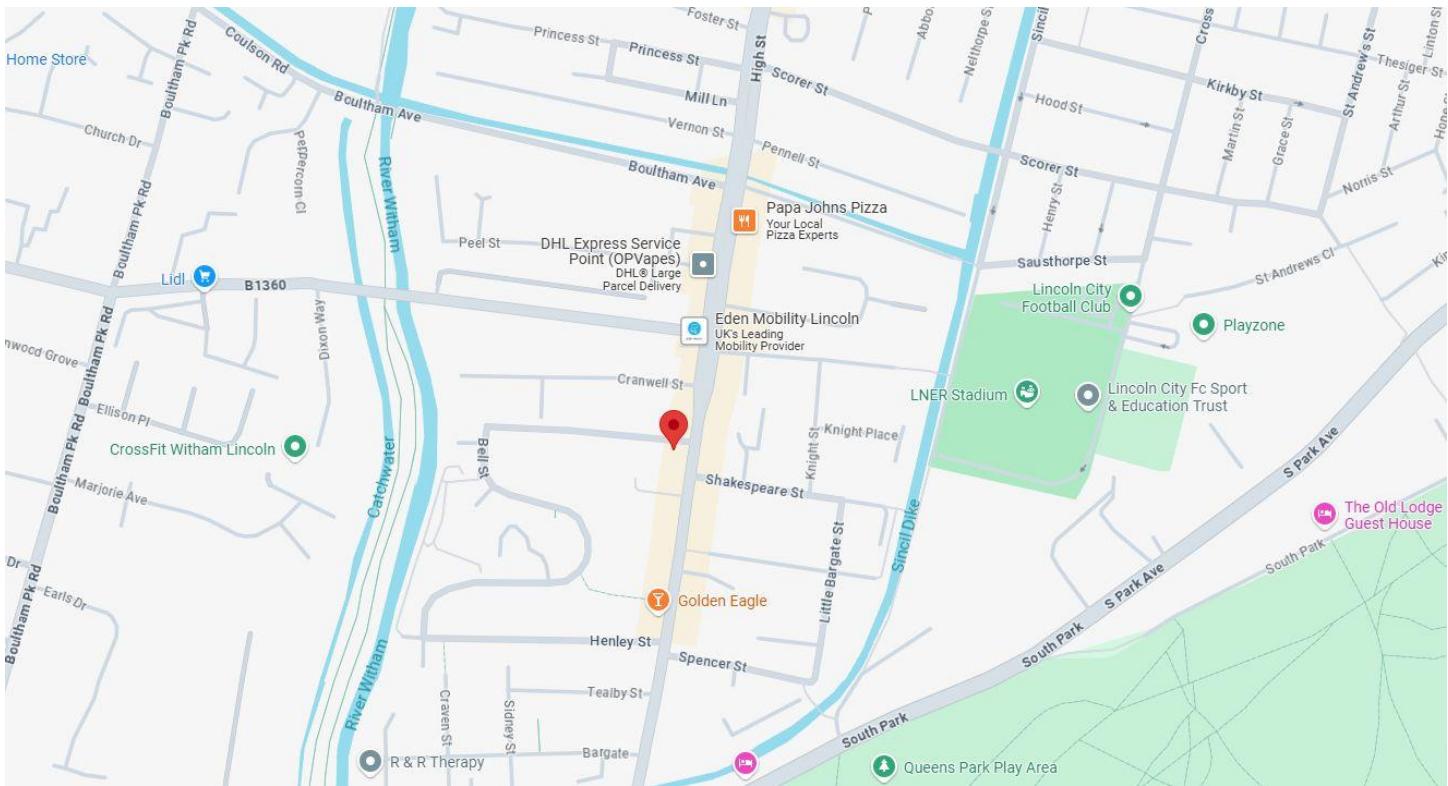
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Ground Floor



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. All interested parties must verify their accuracy independently.

Plan produced using PlanUp.



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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.

