



14 The Strait

Lincoln, LN2 1JD

Rent £25,000 Per Annum City Centre Restaurant/Retail Premises To Let

We are delighted to offer to let this beautiful, recently refurbished Grade II Listed Building sat within the historic part of Lincoln's City Centre, spanning between Lincoln's prime High Street and famous 'Steep Hill' district, popular with tourists with surrounding businesses comprising a mixture of niche retailers, coffee shops and restaurants, taking advantage of the high footfall and tourist trade visiting Lincoln's Historic Cathedral Quarter. The property is currently trading as a restaurant and benefits from a gas fired central heating system and extraction equipment within the kitchen. The current business fixtures and fittings are available if of interest to ingoing Tenant including kitchen equipment and restaurant furnishings etc by separat e negotiation and the opportunity to continue the current restaurant business. Further information is available on request.





LOCATION

The property occupies an excellent position on The Strait (adjacent The Jews House Restaurant), a pedestrianised link between Lincoln's prime High Street and famous Steep Hill district, famed for its eclectic mix of boutiques and restaurants located within the historic tourist district of Lincoln. Lincoln has a population of around 130,000 residents and is a vibrant city which, in addition to its rich cultural history, has a vast growing University and other excellent facilities, resulting in Lincoln being a popular tourist destination and place to live.

ACCOMMODATION

The accommodation is largely open-plan comprising a ground floor retail/dining area extending to 21 sq.m. In addition, there is an open-plan kitchen extending to 12 sq.m and at first floor level there is further restaurant/retail accommodation extending to a further 22 sq.m, along with ancillary customer and staff toilets and stores, resulting in a total floor area of 63 sq.m (778 sq.ft). The accommodation is refurbished and benefits from a gas fired central heating system.

SERVICES

Mains drainage, gas, electricity and water are connected. A gas fired central heating system is installed serving radiators throughout.



EPC Rating – Exempt

LEASE TERMS

The property is available to let for a term of years to be agreed at a rental of £25,000 per annum and Security of Tenure is excluded within the Lease. A deposit will also be payable and Buildings Insurance will be charged back to the Tenant by the Landlord. Further information is available on request.

BUSINESS RATES

Rateable Value - £11,000 (as of 1st April 2026)

Small Business Multiplier (2025/2026) 49.9p in the £.
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

VAT

VAT is not payable on the rent.

LEGAL COSTS

The incoming Tenant will incur a referencing fee of £150 inc VAT together with the Landlord's reasonable legal costs in association with the production of the Lease.

NOTES

The floor plan contained within this brochure is for illustration purposes only.

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 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

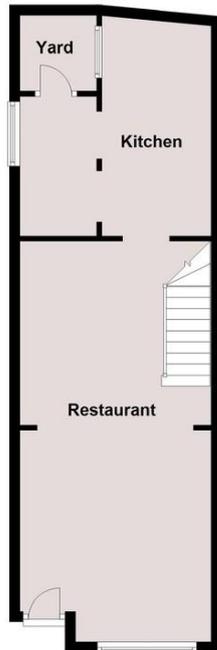
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

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.

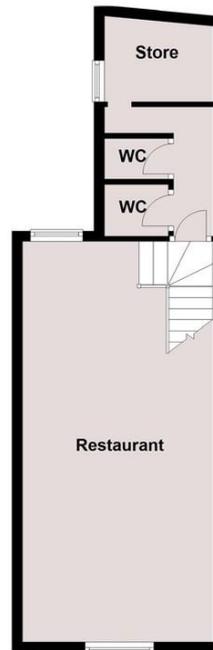
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Ground Floor



First Floor



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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 are 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.

