

Mundys COMMERCIAL

Grayz Tea Room

6 Gordon Road, Lincoln, LN1 3AJ

Price £69,500
(For the Lease, Business and Business Fixtures & Fittings)

We are delighted to bring to the market this popular and thriving tea room business located within a prime position in 'Uphill' Lincoln. The property is located just off the Bailgate, popular with locals and tourists, given its close proximity to the Cathedral, Castle and a wide range of independent boutiques and eateries. Grayz Tea Room has internal accommodation extending to 38 sq.m (400 sq.ft) and is principally open-plan comprising a seating area with 20 covers indoors and a further 12 covers outdoors, together with a kitchen/preparation area and WC. The sale includes all business fixtures and fittings and turnover information can be made available to seriously interested parties.





6 Gordon Road, Lincoln, LN1 3AJ







LOCATION

Gordon Road runs between Bailgate and St. Paul's Lane within the ever popular Bailgate district in 'Uphill' Lincoln, close to the Cathedral, Castle and Steep Hill tourist/retail area. Lincoln has a population of around 130,000 residents and is a vibrant city which, in addition to its rich cultural history, has a growing University and other excellent facilities, resulting in Lincoln being a popular tourist destination and place to live.

DESCRIPTION

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There are also access rights to a useful covered passageway to the rear, suitable for storage and with storage outbuildings and refrigeration included.









FIXTURES & FITTINGS
The business is for sale to include all business fixtures and fittings. A full inventory is available to interested parties.

SERVICES
Mains drainage, electricity and water are connected.

EPC RATING – C

LEASE TERMS
The property is held on a Lease which expires on 20th June 2031. The current rent is £11,000 per annum, plus VAT and the next rent review is due on 24th June 2030. The Tenant also has the opportunity to break the Lease in June 2029.

BUSINESS RATES
Rateable Value - £13,500

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

VAT
VAT is not payable on the purchase price.

LEGAL COSTS
The ingoing Tenant will be responsible for the Agent's referencing fee (£150 inc VAT), together with the costs associated with assigning the Lease. Further details are available on request.

NOTE
Please note that the external photograph used in this marketing has been digitally enhanced and 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 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:

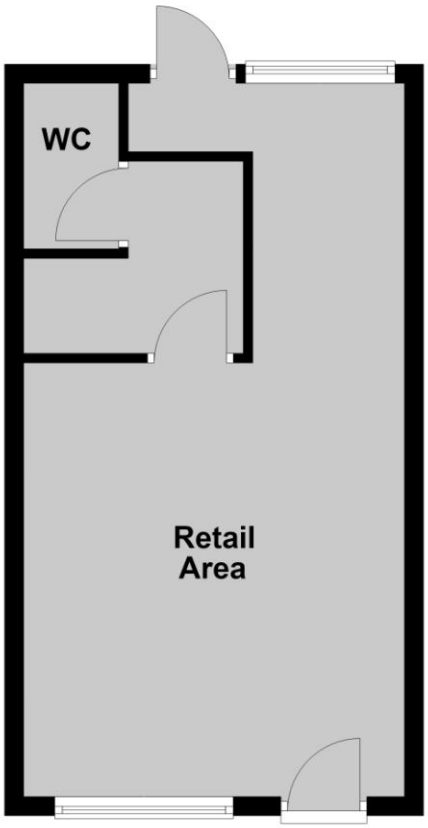
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 30.0 sq. metres (322.9 sq. feet)

Floorplan for illustration purposes only
Plan produced using PlanUp.

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LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman