

Mundys COMMERCIAL

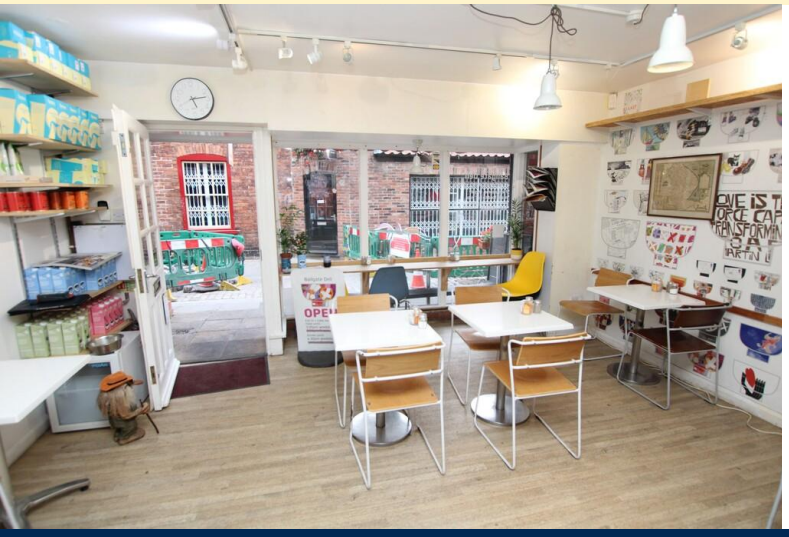
Bailgate Deli

4 Gordon Road, Lincoln, LN1 3AJ

Price £39,500

(For the Lease, Business and Business Fixtures & Fittings)

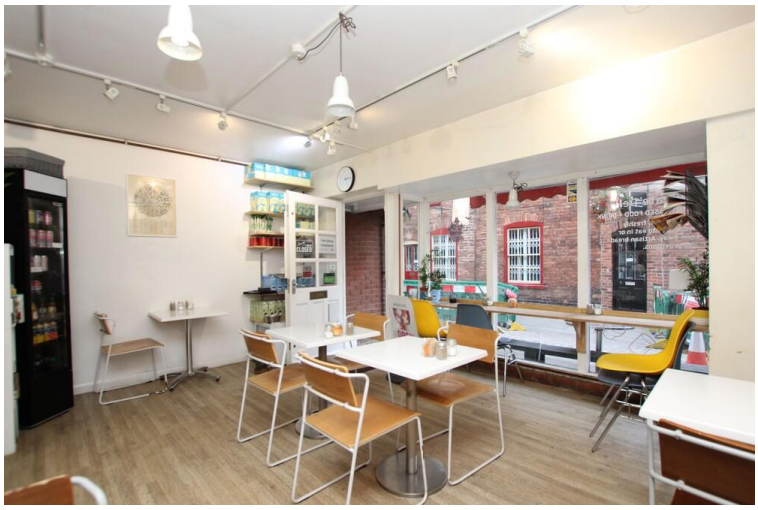
We are delighted to bring to the market this well-regarded Delicatessen/Eatery, which prides itself on being a plant-based cafe, having an excellent reputation and benefitting from occupying a prime location just off Lincoln's Bailgate within 'Uphill' Lincoln. The lease and business are offered for sale at a competitive asking price and represents an excellent opportunity to acquire this popular business and lease. The internal accommodation extends to 37 sq.m (400 sq.ft) and provides for 14 indoor covers, together with a further 12 outdoor seating spaces, in addition to the fully equipped kitchen, preparation area and WC. In addition, there are access rights to a useful covered storage area to the rear, incorporating refrigeration equipment.





4 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

We are delighted to bring to the market this well-regarded Delicatessen/Eatery, which prides itself on being a plant-based cafe, having an excellent reputation and benefitting from occupying a prime location just off Lincoln's Bailgate within 'Uphill' Lincoln. The lease and business are offered for sale at a competitive asking price and represents an excellent opportunity to acquire this popular business and lease. The internal accommodation extends to 37 sq.m (400 sq.ft) and provides for 14 indoor covers, together with a further 12 outdoor seating spaces, in addition to the fully equipped kitchen, preparation area and WC. In addition, there are access rights to a useful covered storage area to the rear, incorporating refrigeration equipment.









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 – B

BUSINESS RATES
Rateable Value - £11,750

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

LEASE TERMS
The property is held under the terms of a 10 year Lease from 1st January 2026 and the current passing rent is £15,000 per annum, plus VAT, subject to a rent review in January 2031. There is also an option to determine the Lease on 1st January 2031.

VAT
VAT is not chargeable 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.

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:

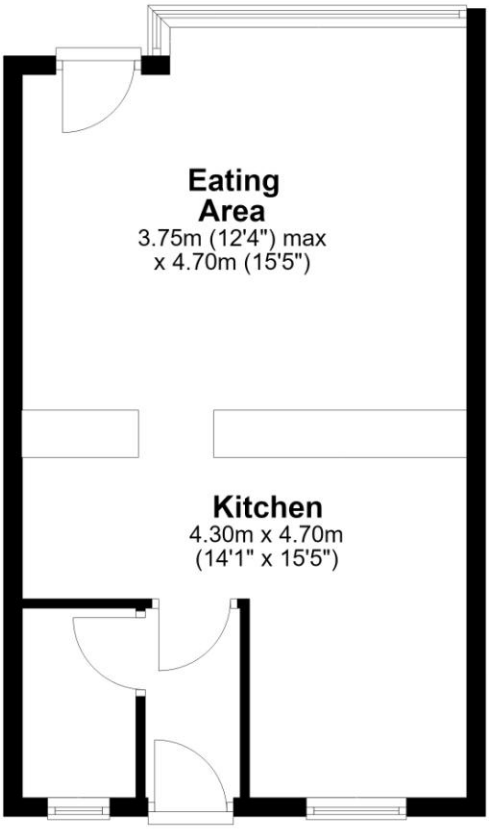
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 37.5 sq. metres (403.9 sq. feet)

29-30 Silver Street
Lincoln
LN2 1AS
commercial@mundys.net
01522 556088

22 Queen Street
Market Rasen
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