



Black Horse, 26 High Street, Lincoln
LN1 2YW

#1244382/20261

Black Horse

26 High Street, Lincoln, LN1 2YW



Agreement

For Sale



Detail

Free of Tie Village Centre
Pub with extensive
indoor and outdoor
trading areas and on site
living accommodation



Price

£300,000



Size

361.50 sq m (3,891 sq ft)



Location

Lincoln, LN1 2YW



Property ID

#1244382/20261

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises an attractive period style, two storey public house arranged over ground and first floors, with extensive trading areas, including a large 'beer garden' to the side, a tarmac surfaced car park to the rear and a large flat on ground and first floors.

The property is predominately of sandbrick construction under a pitched pantile covered roof structure, with a mix of double-glazed sash and upvc windows. To the rear and adjoining the main property, there is a more modern building of brick and block construction with a pitched tiled roof and double glazed casement windows, with a first-floor function room and an exceptionally well-fitted catering kitchen (which is included in the sale).

The rest of the ground floor is laid out to provide a large main bar area, a secondary smaller bar and restaurant, and a separate restaurant area in the modern section of the property, which has large double doors overlooking the large and attractively laid out garden/outside seating area, which also contains a BBQ/ brick-built cooking station. There are a number of male and female toilets throughout the building.

The Manager's flat provides a ground floor kitchen and lobby area, leading in turn to a lounge, 3 good sized double bedrooms and a bathroom on the first floor.

The trading areas within the property are mainly decorated with a mix of painted plastered and painted woodchip walls, with a mix of carpeted and non-slip vinyl flooring. The kitchen has part-tiled/white upvc walls, non-slip vinyl flooring and commercial standard stainless steel preparation areas, fryers, cookers, extraction and cold store. Finally, the toilets provide part-tiled walls, non-slip vinyl flooring and radiators.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Trading Areas		
Ground Floor	211.10	2,272
First Floor	51.94	559
Manager's Accommodation		
Ground Floor	14.10	152
First Floor	84.39	908
Total GIA	361.53	3,891

The total site area is about 0.18 hectares (0.446 acres)

Energy Performance Certificate

Rating: D92

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has a long-established use as a public house and premises, which is classed as a sui generis use under the current Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Subject to the receipt of the necessary Planning Permissions, in our view the property has potential for residential conversion.

As far as we have been able to establish, the property isn't Listed but is situated within a Conservation Area.

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: West Lindsey District Council
Description: Public House and Premises
Rateable value: £4,400

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates – GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is owned Freehold and will be sold with vacant possession on completion.

The property is also being sold 'free of tie'.

Price

The property is being offered **For Sale** by way of private treaty at a guide price of **£300,000**.

As referred to earlier, the property is being sold with the fully fitted kitchen left in situ. The price of this is included in the guide price quoted above. Further details of what fixtures and fittings are to be included in the sale is available on request.

VAT

VAT may be charged in addition to the price at the prevailing rate.

Licensing

The current premises licence permits the following opening times, but interested parties should make their own enquiries to West Lindsey District Council Licensing Team with regard to the conditions of the current premises licence.

Sunday to Thursday	11:00 – 00:30
Friday and Saturday	11:00 – 01:30

The premises currently has a 5* food hygiene rating.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors.



BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

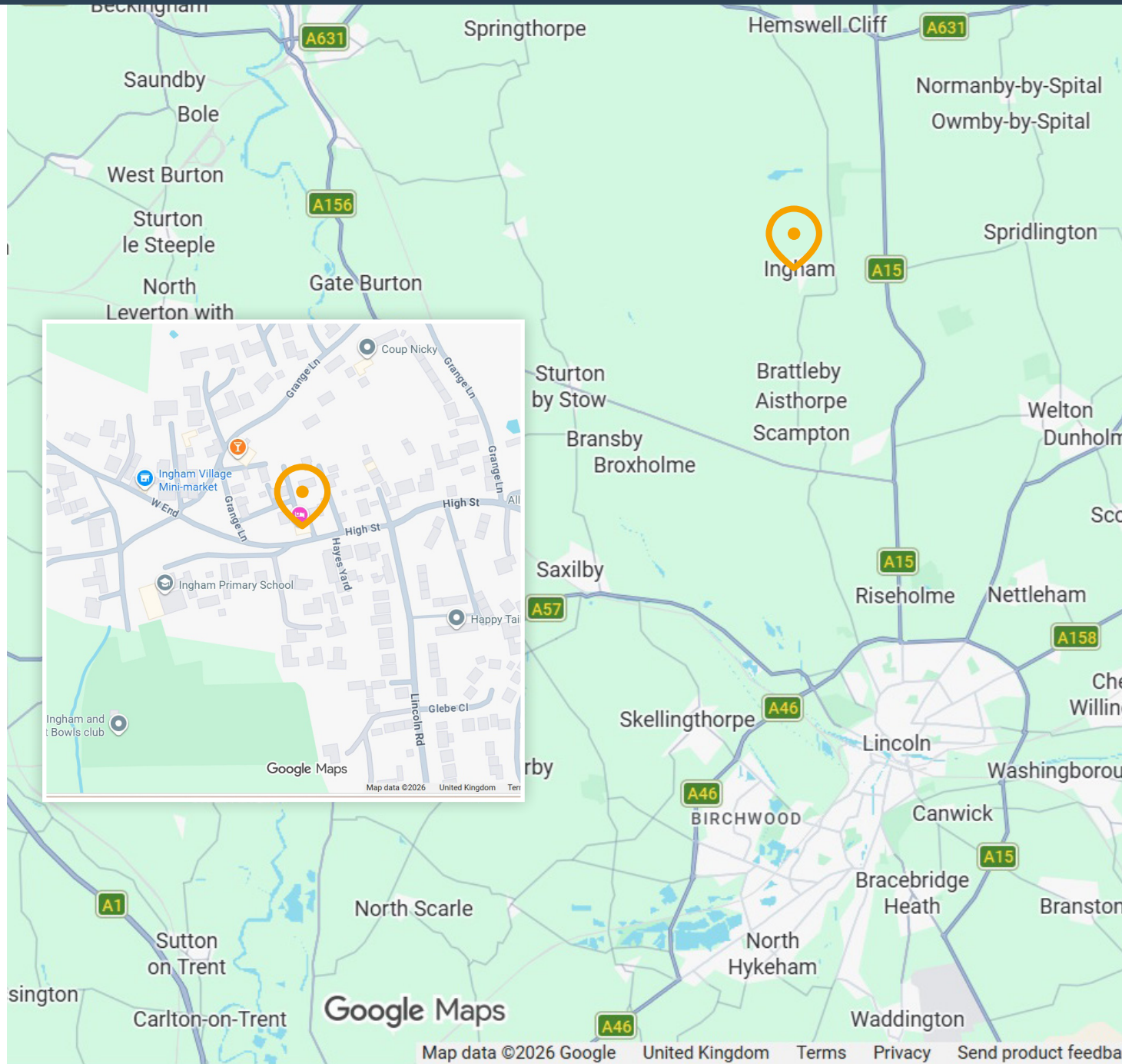
Location

The property is located in the popular village of Ingham, which is closely associated with the City of Lincoln, situated approximately 7 miles south. It is the largest of the well regarded villages through the B1398, which includes Scampton, Aisthorpe, Brattleby and Cammeringham.

The A15, the main trunk road running northwards out of Lincoln towards the M180, runs parallel to the B1398 and is accessible about a mile to the east of the village. There is a second pub in the village and also a primary school. The current population of the village is around 900.

The City of Lincoln itself is the administrative and major shopping centre for the county of Lincolnshire. The city has a resident population of 103,900 (2021 Census) and is ranked fourth in the East Midlands Experian City Centre Rankings behind Nottingham, Derby and Leicester.

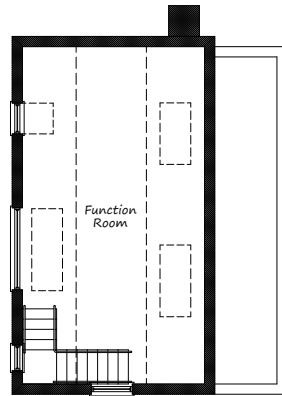
The city attracts over three million tourists per year, predominately visiting to view the Cathedral, which is recognised as one of the best examples of Gothic architecture in Europe.





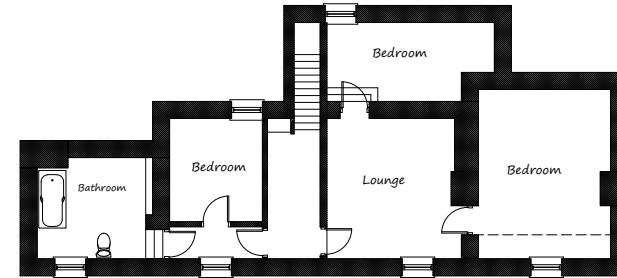
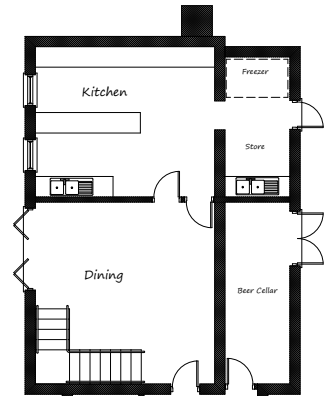
Google Maps



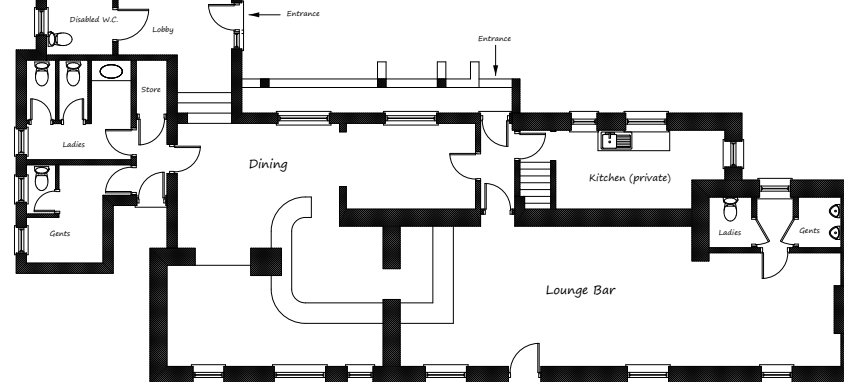


First Floor Plan

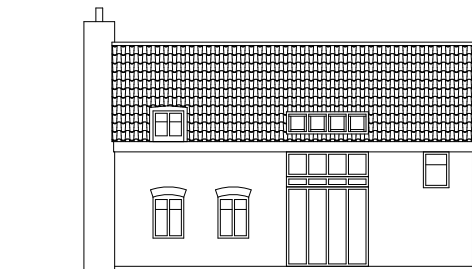
Total Floor Area = 378m²
(4069sqft)



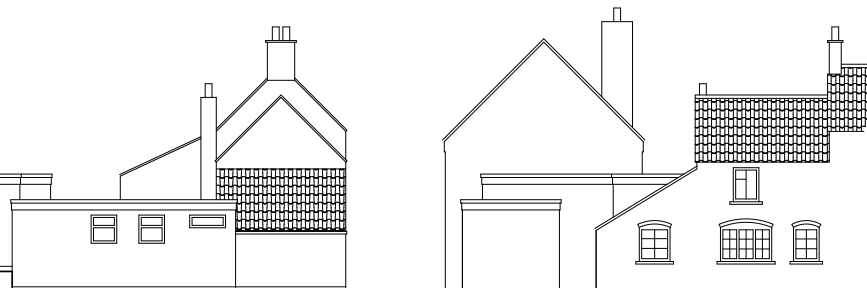
First Floor Plan



Ground Floor Plan



West Elevation - EXISTING

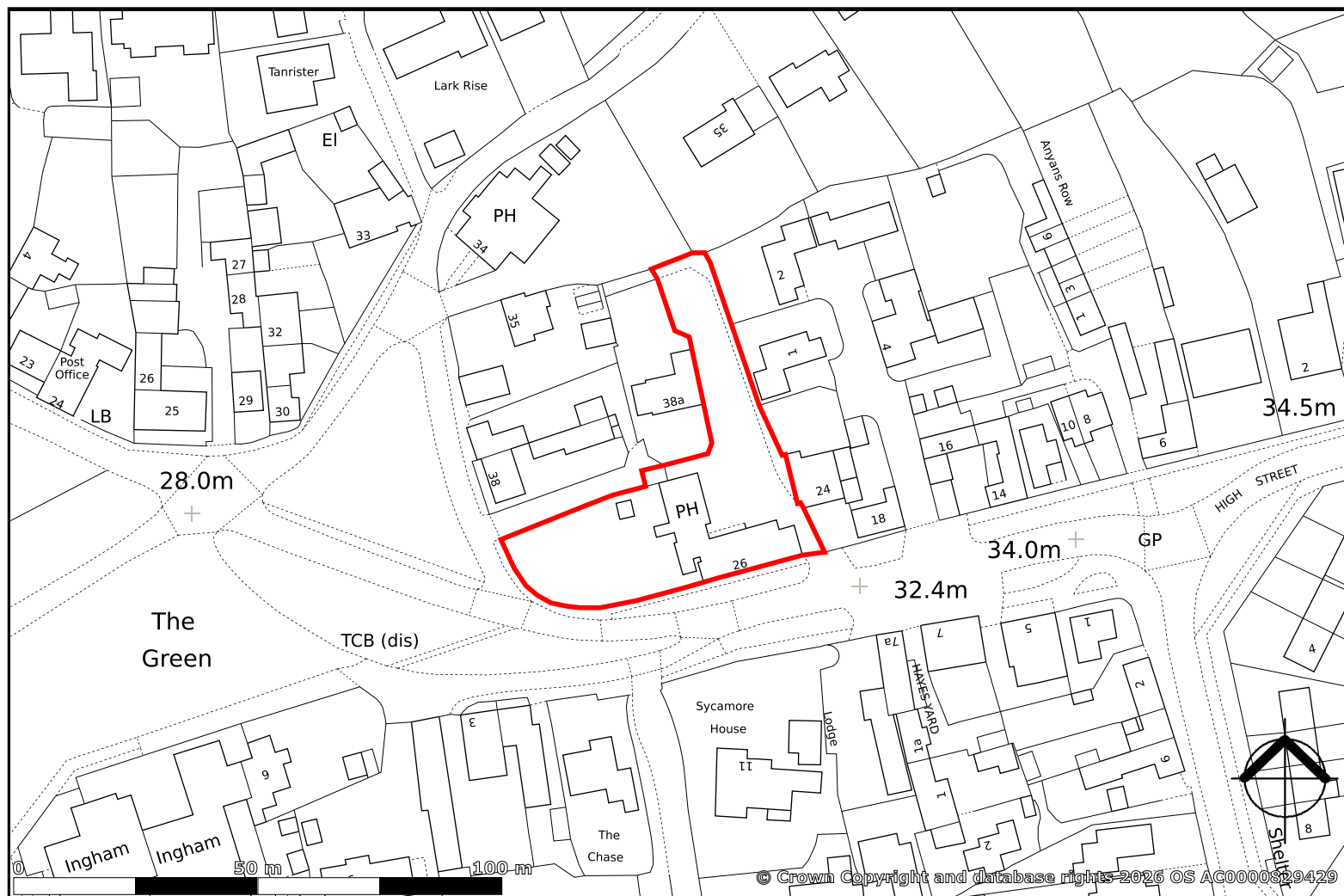


South Elevation - EXISTING

Scale 1:100

This drawing is for Planning or Building Regulations purposes ONLY. It should only be used for the project specified and by the clients who commissioned the work. The drawing is not intended as a working drawing for construction. All dimensions should be treated as approximate. The contractor is responsible for all setting-out and construction work carried out on site. © Copyright reserved JH Waller LLP.

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Plotted Scale - 1:1,250