

Restaurant Unit with Basement Storage

To Let



40 Silver Street, Lincoln
LN2 1EW
2026G



40 Silver Street

Lincoln, LN2 1EW



Agreement

To Let



Detail

Restaurant Unit with
Basement Storage



Rent

Offers over £45,000 pax



Size

655 sq m (7,050 sq ft)



Location

Lincoln, LN2 1EW



Property ID

2026G

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a large ground floor restaurant unit within a stand out period building fronting Silver Street. Lincoln High Street is a stone's throw away where there are many other national and local Food & Beverage operators.

The property is currently laid out to provide a large seating area with a bar, prep area, commercial kitchen and various offices, staff areas and storage cupboards. There is also a large basement, which can be used for further storage.

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
Ground Floor Restaurant	307	3,305
Basement Storage	348	3,745
Total GIA	655	7,050

Energy Performance Certificate

Rating: C62

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

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: City of Lincoln Council
Description: Restaurant and Premises
Rateable value: £53,000

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 available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Offers over £45,000 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

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

Legal Costs

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

Anti-Money Laundering

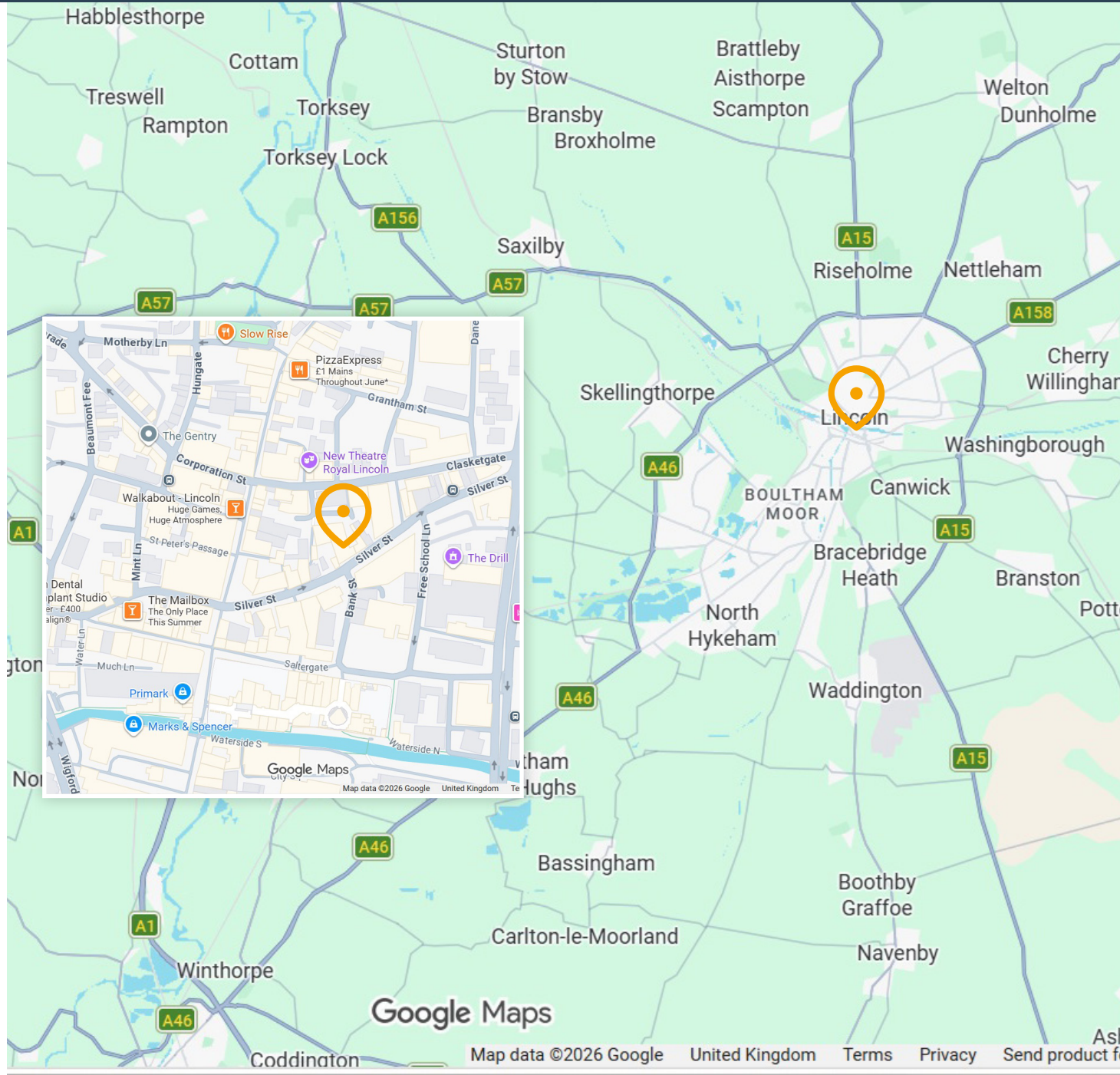
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located on Silver Street, within the heart of Lincoln City Centre, a short walk to the east of the pedestrianised High Street.

There is a mix of uses within close proximity, including leisure and retail operations such as Pizza Express, Craft, The Strait and Narrow, Walkabout, GDK, Mowgli, Katie O'Briens, Carousel, Slug and Lettuce, Wildwood and The Cardinal's Hat, together with complementary office occupiers such as Estate Agents, Solicitors and Government Bodies.

Lincoln has a resident population of 103,000 (2021 Census) and is located approximately 38 miles northeast of Nottingham and 29 miles south of Scunthorpe.





Google Maps

