

**Lot 8, 234 High Street, Lincoln,
Lincolnshire LN2 1AT**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Restaurant Investment

- Entirely let to an Indian restaurant t/a Mowgli
- 15 year lease from October 2023 (Subject to Option)
- Approx. 404.40 sq m (4,352 sq ft)
- Nearby occupiers include Tesco Express, Caffè Nero, Greggs, Tesco Express, Franco Manca, Wildwood, Slug & Lettuce and a range of local businesses
- Popular and historic Cathedral City

Lot

8

Auction

30th October 2025

Rent

£75,000 per Annum Exclusive

Status

Available

Sector

Restaurant, Leisure

Auction Venue

Live Streamed Auction

Location

Miles

32 miles north-east of Nottingham, 47 miles north of Peterborough

Roads

A1 (M), A15, A46

Rail

Lincoln Central Station (direct services to London Waterloo)

Air

East Midlands Airport

Situation

The property is prominently situated on a busy pedestrianised trading location on the north side of the High Street. Nearby occupiers include Tesco Express, Caffè Nero, Greggs, Tesco Express, Franco Manca, Wildwood, Slug & Lettuce and a range of local businesses.

Tenure

Freehold.

Description

The property comprises a well configured & well fitted ground floor restaurant with ancillary accommodation on the first floor.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Restaurant/Anc. Ancillary	225.20 179.20	(2,423) (1,929)	MOWGLI STREET FOOD LTD (1)	15 years from 06/10/2023 (2)	£75,000	06/10/2028 and 5 yearly thereafter (1)
Total		404.40	(4,352)			£75,000	

(1) Established in 2014, Mowgli now trades from 27 restaurants in the UK, including branches in London (Charlotte Street, W1 & Stratford), Birmingham, Brighton, Bristol, Cardiff, Cheltenham, Edinburgh, Liverpool, Manchester & Oxford (www.mowglstreetfood.com).

(2) The lease provides for a tenant option to determine on 06/10/2033.

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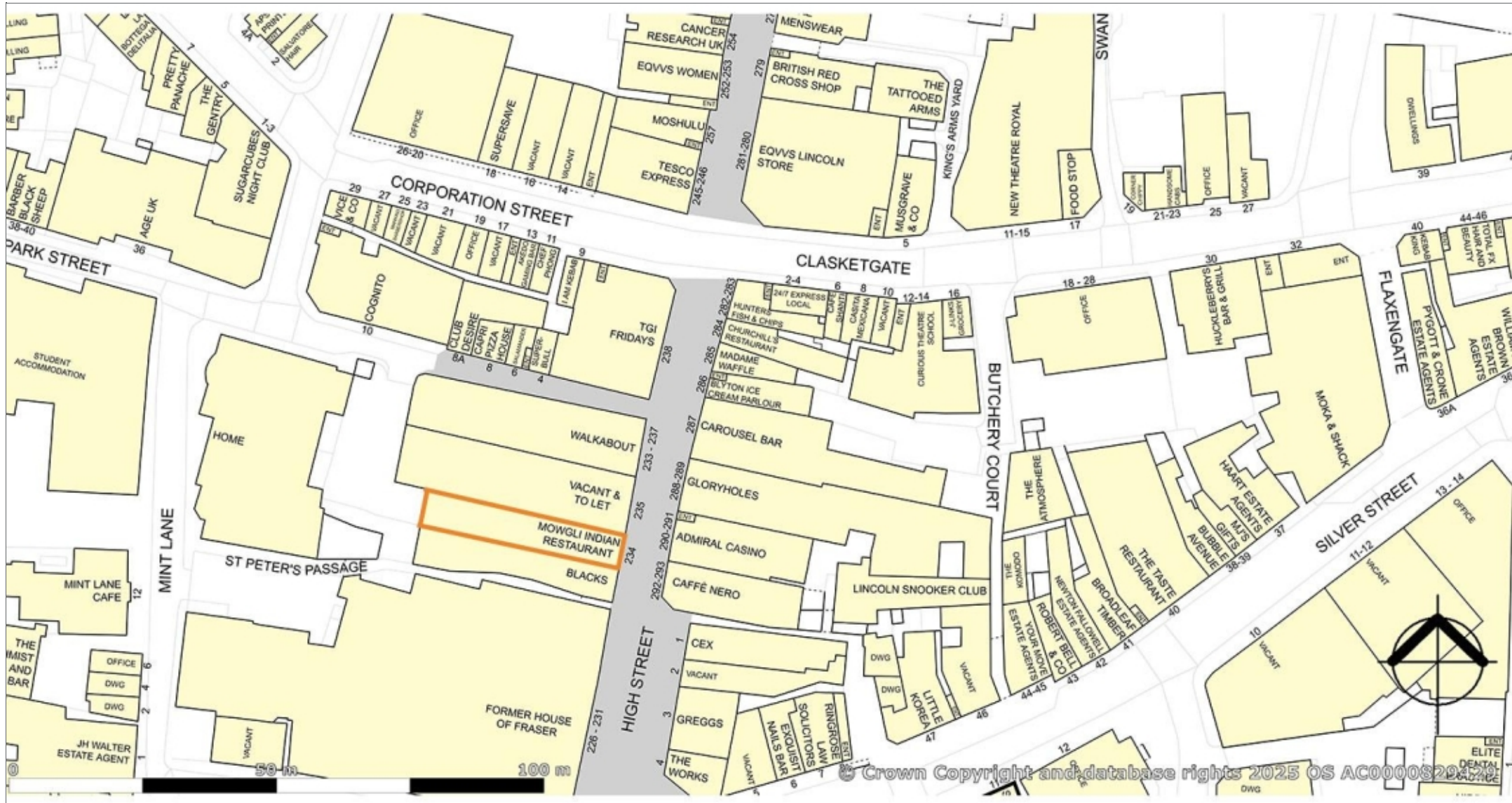
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2024