

# 266 High Street and Units 2, 3 & 4 The Strait Lincoln, Lincolnshire LN2 1JD

lot 45

### Freehold Leisure and Retail Investment

- Comprises a public house and two retail units
- Majority let to Unique Pub Properties Limited
- Prominent position in pedestrianised location
- Nearby occupiers include House of Fraser, Pizza Express, Carluccio's, Slug & Lettuce, Patisserie Valerie, Walkabout and Caffè Nero

Rent  
**£55,500**  
per annum  
exclusive



On behalf of Receivers **CBRE**

### Location

Miles: 36 miles north-east of Nottingham  
46 miles south-east of Sheffield  
Roads: A15, A46, A57, A158, A1(M)  
Rail: Lincoln Central Railway Station  
Air: Humberside Airport  
Robin Hood Doncaster Sheffield Airport

### Situation

The property is located in the historic cathedral city of Lincoln, in a prominent corner position on the north side of the pedestrianised High Street at its junction with The Strait. Nearby occupiers include House of Fraser, Pizza Express, Carluccio's, Slug & Lettuce, Patisserie Valerie, Walkabout and Caffè Nero.

### Description

The property comprises a public house fronting the High Street and is arranged over ground, first and second floors. Additionally there are two retail units fronting the The Strait, which provide ground floor retail accommodation and ancillary accommodation on the first and second floors.

### Tenancy and accommodation

### Tenure

Freehold.

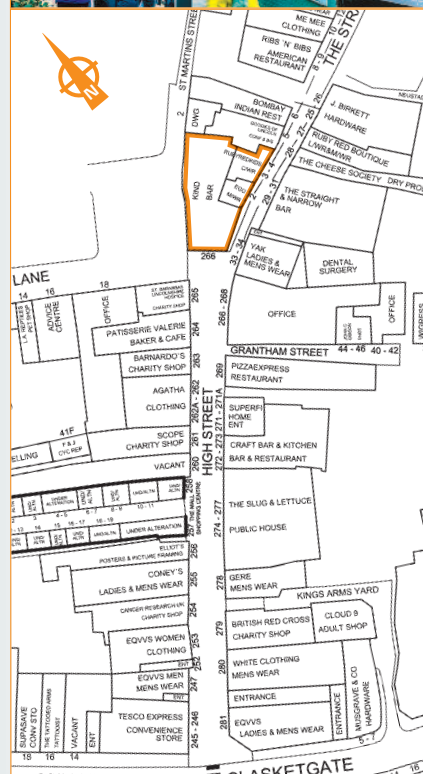
### VAT

VAT is applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
266 High Street	Ground, First & Second	Public House	312.15 sq m (3,360 sq ft)	<b>UNIQUE PUB PROPERTIES LIMITED (1)</b> (sublet to Kind Bars Limited) (t/a Kind Bar)	25 years from 28/02/1997 until 27/02/2022	£38,000	28/02/2017
2 The Strait	Ground First	Retail Ancillary	31.74 sq m (342 sq ft) 59.00 sq m (635 sq ft)	<b>INDIVIDUAL (t/a Ego)</b>	20 years from 08/11/2014 until 07/11/2034 (2)	£6,750	08/11/2019 and five yearly
3 & 4 The Strait	Ground First Second	Retail Ancillary	34.26 sq m (369 sq ft) 14.70 sq m (158 sq ft) 28.30 sq m (305 sq ft)	<b>JAVELIN IRRIGATION SYSTEMS LIMITED (on assignment) (3)</b> (t/a Bluebird Arts & Crafts)	5 years from 12/03/2013 until 11/03/2018	£10,750	
<b>Totals</b>			<b>480.15 sq m (5,169 sq ft)</b>			<b>£55,500</b>	

- (1) For the year ending 30/09/2014, Unique Pub Properties Limited reported a turnover of £153,925,000, pre-tax profits of £39,700,000 and a total net worth of £911,008,000. (Source: Experian Group 14/01/2016)
- (2) The lease provides for tenant options to determine on 8th November 2019, 8th November 2024 and 8th November 2029.
- (3) For the year ending 31st December 2014, Javelin Irrigation Systems Limited reported a net worth of £369,893 (Source: Experian Group 15/01/2016). Javelin Irrigation Systems is a specialist and major importer, stockist and national distributor of irrigation and pumping machinery for use in agriculture, horticulture, amenity, environmental and industrial applications. (Source: www.javelinirrigation.co.uk)

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**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

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