



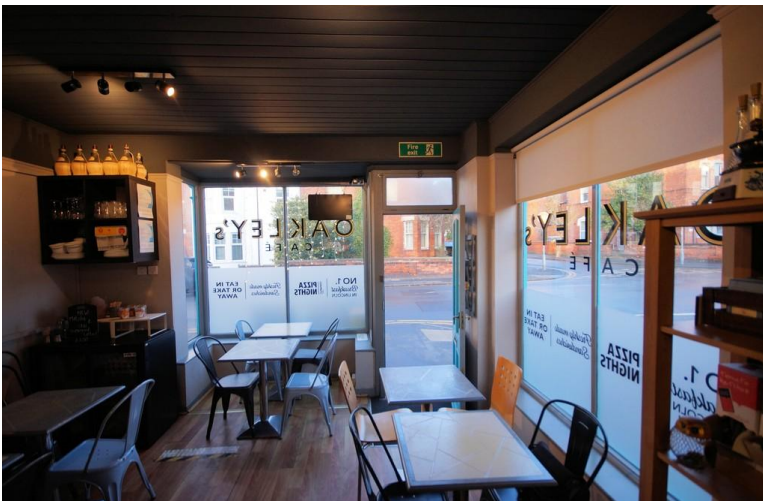
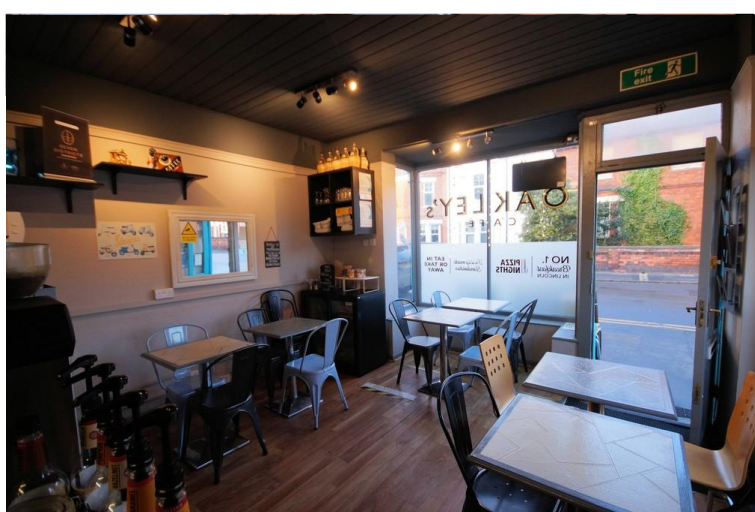
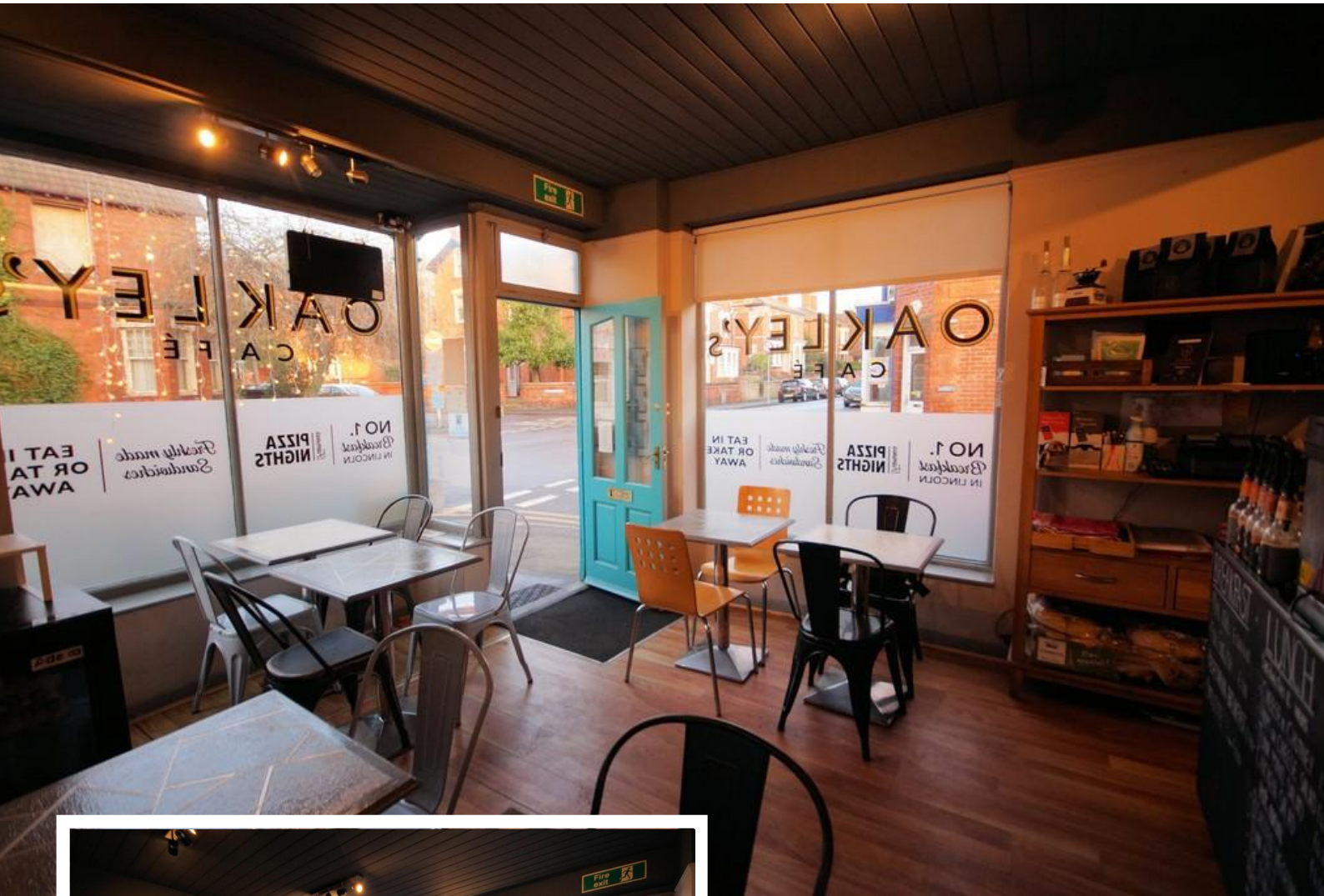
Lease & Business for Sale

Oakley's Café, 63 West Parade, Lincoln, LN1 1QL

Price £45,000

We are delighted to offer for sale this particularly popular and established coffee shop and bistro/pizzeria within the living West End district of Lincoln, popular with students and young families, providing an excellent client base for this stylish coffee shop/bistro. The business is sure to generate a high level of interest given its location and reputation and prospective Buyers should contact the Agents at their earliest opportunity to arrange to view.





LOCATION

West Parade is a busy through-road, linking the West End district to Lincoln City Centre and is a bustling Residential District.

DESCRIPTION

This highly successful coffee shop/bistro enjoys an excellent reputation and is renowned for its specialist pizza nights, which are highly popular. The dining area can accommodate up to 16 covers and is stylishly presented throughout. Additionally, there is a well-equipped catering kitchen including a five pizza oven, espresso coffee machine, a further double oven and American-style larder fridge/freezer. A full inventory of fixtures and fittings is available to all interested parties. The property is considered to offer further potential for increasing income by extending open hours if required.

ACCOMMODATION

The dining area extends to 3.9m x 3.6m and is attractively furnished to provide up to 16 covers, being open-plan with the fully equipped kitchen measuring 3.2m x 2.8m and beyond this, there is a WC compartment and store.



Externally, a forecourt frontage can accommodate further bistro tables and chairs, whilst to the rear, there is a useful off-road car parking space which could double-up as further outdoor dining space during the summer months if required.

SERVICES

Mains water, electricity and drainage are connected.

EPC RATING – E

TENURE

The property is available to let under the terms of a new Lease to be agreed at the rent of £5,000 per annum to increase 3% per annum. Full details are available on request.



The ingoing Tenant is responsible for a referencing fee in the sum of £100 inc VAT, together with the Landlord's reasonable legal costs for the production of the Lease.

BUSINESS RATES

To be confirmed.

Small Business Multiplier (2021/2022) 49.9p in the £. The property may qualify for small business rates relief.

It is likely that the Purchaser will be entitled to claim 'Small Business Rates Relief', resulting in a zero rates liability. Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

VAT

Not applicable.

VIEWINGS

By prior appointment through Mundys.

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 given 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.

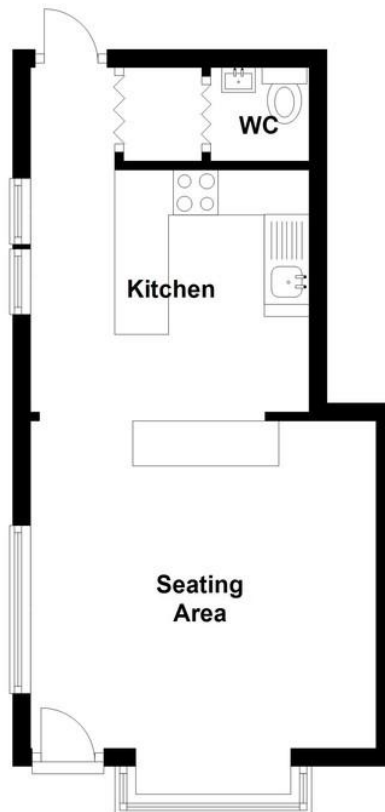
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Ground Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

