

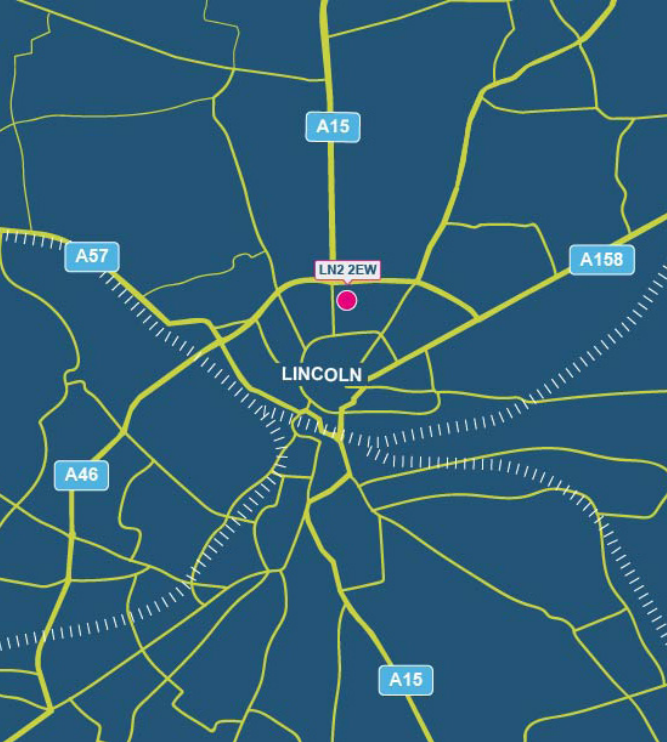


**BANKS  
LONG&Co**

THE LINCOLN IMP PUBLIC HOUSE,  
BLANKNEY CRESCENT, LINCOLN, LN2 2EW

- A public house suitable for continuation of the existing use or a variety of other uses, subject to planning and release of Restrictive Covenant
- Site approximately - 0.18 hectares (0.43 acres)
- GIA - 519 sq m (5,599 sq ft)
- Prominent roadside location with easy access to the A46
- Separate car park extending 0.05 hectares (0.12 acres) held on lease
- **FOR SALE**





The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they 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 tenants 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 BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION

The property is situated in a prominent location on Blankney Crescent, which sits adjacent to Riseholme Road, one of the busiest routes northwards out of the city centre on to Lincoln Bypass and the A15 beyond. The property is located on the edge of what is a large residential housing estate and the surrounding area is very much residential in character, with a number of new build schemes nearby that have either been completed within the past 12-18 months or are under construction.

The city centre is situated approximately 1½ miles to the south and the popular historic Cathedral Quarter of the city approximately ¾ of a mile to the south. The A46 Lincoln Bypass is located a short distance to the north.

## PROPERTY

A purpose built public house comprising a substantial detached building sitting on a site of approximately 0.18 hectares (0.43 acres) with a separate car park on the opposite side of Blankney Crescent extending to 0.05 hectares (0.12 acres), held by way of a short term lease. The property is part two storey/single storey and is constructed in cavity brickwork under a pitched tiled and flat felt covered roof. The ground floor is currently being used as a pub and function suite and the first floor as a substantial 4-bedroom flat.

## EPC Rating : D82

## ACCOMMODATION

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

Ground floor GIA	425.58 sq m	(4,589 sq ft)
First floor GIA	93.78 sq m	(1,009 sq ft)
<b>Total GIA:</b>	<b>519.36 sq m</b>	<b>(5,598 sq ft)</b>

## SERVICES

We understand that mains services including water, drainage, electricity and gas are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

The current use of the property is as a Public House and Premises falling within Class A4 (Drinking Establishment) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

In our view the property would be suitable for a variety of alternative uses as well as demolition and redevelopment for either new build residential or commercial development, subject to the receipt of the necessary planning permissions. Please also note the Covenant referred to later in these particulars.

## RATES

<b>Charging Authority:</b>	City of Lincoln Council
<b>Description:</b>	Public House & Premises
<b>Rateable value:</b>	£10,750
<b>UBR:</b>	0.504
<b>Period:</b>	2019-2020

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 pub and site will be sold freehold with vacant possession by way of Private Treaty.

The car park is held leasehold from the City of Lincoln Council on a 15 year lease from 15th May 2012 at a rent of £1,400 per annum, payable in half yearly equal instalments. The rent is subject to a 5 yearly rent review and incorporates a rolling 3 yearly mutual break option.

## COVENANT

There is a Restrictive Covenant in place on the site in favour of City of Lincoln Council dating from 1955, under which the owners are not permitted to use the property or land for any alternative use other than a Licenced House. Any sale for alternative uses will be conditional upon negotiating the successful release of this Covenant with the City of Lincoln Council.

## LICENCE

The property currently has a full on licence permitting the sale of alcohol from 10.00 to 00.00 Sun-Thur, and 10.00 to 01.00 Fri-Sat.

## TRADE F&F

No inventory will be provided, however all trade inventory owned by the Vendor on the day of completion is included in the sale. Third party owned items of beer dispensing equipment is excluded.

## GUIDE PRICE

**Offers are invited in excess of £250,000**

## VAT

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

## LEGAL COSTS

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

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

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