



The Rogue Saint

Ref: 5752369

33-37 Mint Street, Lincoln, LN1 1UB

Freehold: £400,000

Large Vacant Building - space over 2 floors

Central Town Centre Bar

Turn Key Offering

Potential to separate and/or Further Develop

Freehold Opportunity

Energy Rating C



Christie & Co are delighted to offer for sale this town centre bar. The Rogue Saint is a substantial, well-equipped bar positioned in the heart of Lincoln Town Centre. It previously operated as a Sports Bar with Live Music, with a 4.00am licence. There is additional space to the first floor with Mezzanine which could be further developed to add to the current offering or be used to diversify the income streams or uses. With 3 separate entrances, there is also potential to divide the building in different trading parts or split the space subject to building and planning regulations. It is a large, well-proportioned space which we would recommend internal inspection of in order to appreciate the opportunity available

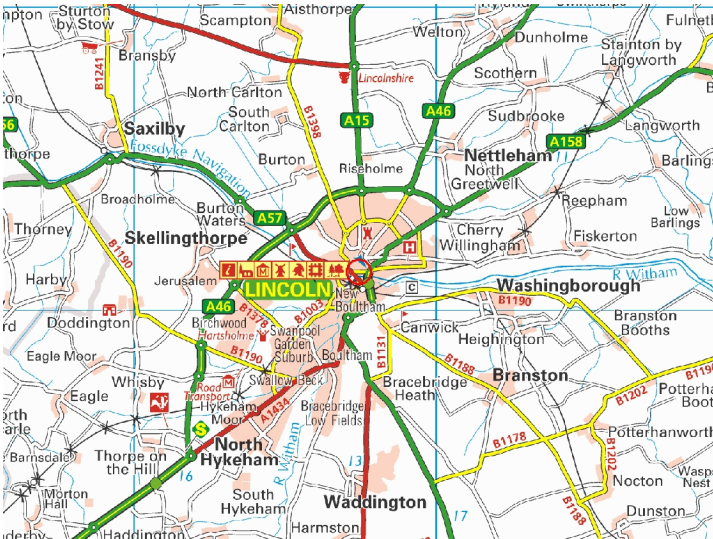


Location

The Rogue Saint is located in the heart of the Lincoln Town Centre and is a well-known established land mark within the town. Lincoln is a busy, growing University Town which also benefits from a number of Tourist attractions. The town centre has a wide range of shops, bars and restaurants and is well serviced by roads, trains and buses.

Description

The Rogue Saint is a generous sized, period building which has a customer centric layout. There are 3 separate entrances to the building offering maximum potential for the site. Two of these entrances lead to staircases to the first floor and have internal doors to the ground floor. The central ground floor space comprises of a large main room with pool table areas, seating booths, a stage and DJ recess, centrally located bar with Glass Wash and Beer Cellar Rooms behind. In addition, there are Male and Disabled toilets. This is approx. 230sq meters and has a capacity of 400 - depending on the event. To the First Floor a Landing area gives access to the Female toilets, office, additional toilet and to a good size further trading area. This has an overlooking feature Mezzanine area. The room benefits from a double height ceiling, large windows creating an interesting, bright, spacious room with a number of possibilities for a would be purchaser.





Regulatory

The Premises is fully licenced.

Fixtures & Fittings

These are to be included within the sale.

Tenure

We are seeking a Freehold Sale

Trading Hours

The business is closed at the time of preparing the marketing material however we understand there is a 7 day - 12pm to 4am licence in place.

Business Rates

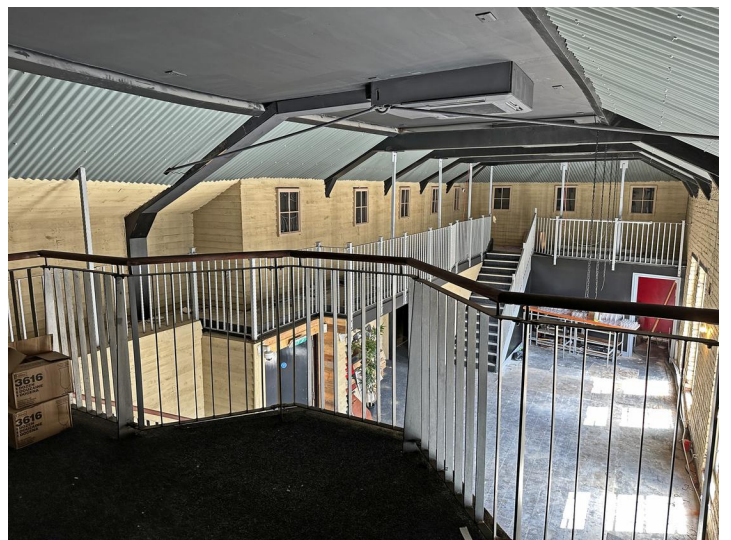
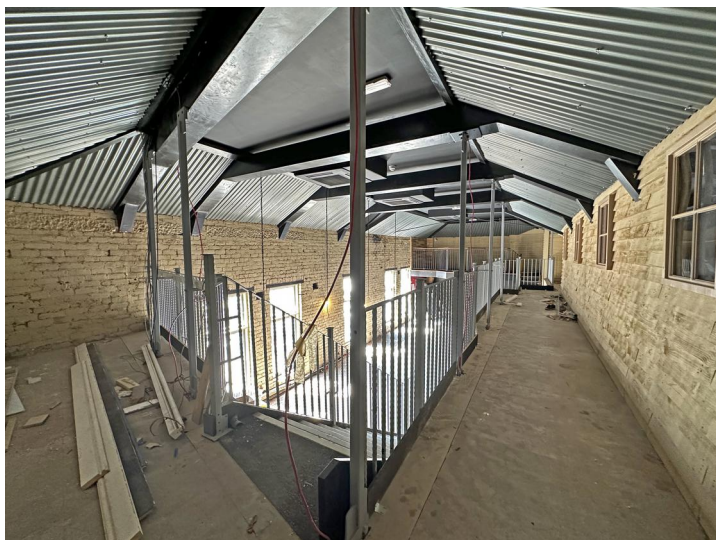
the current Rateable value is £17,500pa from 1st April 2023.



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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