



Newport Arch, 50 Bailgate
Lincoln, Lincolnshire, LN1 3AP

£45,000 pa

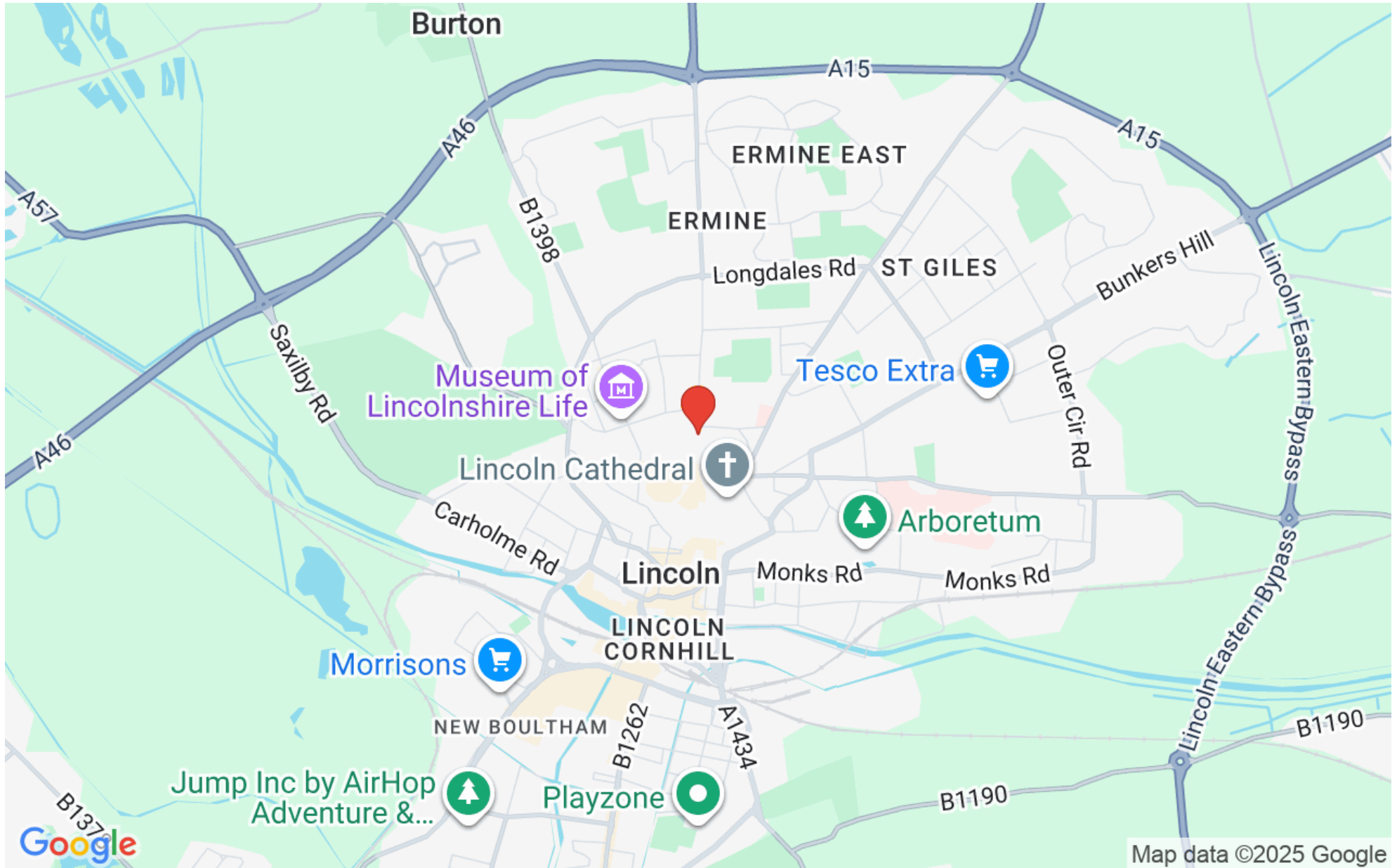
Details

- To Let
- Landmark restaurant building
- Entrance to the Bailgate
- 3228 sqft (299.8 sqm)
- 70 covers on ground
- Potential 80-100 FF
- Grade I Listed building
- Negotiable lease terms





Location



Overview

An excellent and rare opportunity to take a lease on the landmark Grade I listed restaurant and takeaway building at the entrance of the Bailgate and the cathedral quarter of the city. The property will continue as an excellent location as a restaurant having been trading as the famous Newport Arch Chinese restaurant for over 30 years. The building has covers for 70 on the ground floor but could accommodate a further 80 to 100 at first floor level.



Location

A rare opportunity to take a lease on this prominent landmark building at the entrance to the Bailgate and Cathedral Quarter of the City. The building traded for over 30 years as the famous Newport Arch Chinese Restaurant. Newport Arch is a 3rd Century Roman Gate and is reputedly the oldest arch in Britain. The Property is situated close to the castle, Bailgate and Cathedral Quarter. The property is situated in a mixed residential and commercial area of the city which is a highly popular location. The Property is within the Bailgate area and cathedral quarter of Lincoln. This area is an extremely popular destination for tourists and this historic Uphill area of Lincoln enjoys close to 2 million tourist visitors annually.

ACCOMMODATION

The property has the following accommodation:

Ground Floor Net internal area 1542 sqft (143.2 sqm) with restaurant for 70 covers,

First Floor 1686 sqft (156.6 sqm)

Total 3228 sqft (299.8 sqm)



PLANNING

The property has an established use as a restaurant and takeaway and was formerly the Newport Arch Chinese Restaurant. The property is Grade I listed.

SERVICES

All mains services are connected however services have been tested.

TENURE

The property is offered on negotiable lease terms subject to a minimum of 5 years with 5 year rent reviews and full repairing and insuring terms. The tenant will be required to pay an up front 3 month rental deposit.

RATEABLE VALUE

There is no rateable value listed for the property

CEPC

Not applicable as the building is Grade I listed

LEGAL COSTS

Each party are responsible for their own legal costs



VAT

The rent is exclusive of VAT if applicable

LOCAL AUTHORITY

Lincoln City Council

City Hall

Beaumont Fee

Lincoln

LN1 1DD

Tel 01522 881188

VIEWINGS

Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



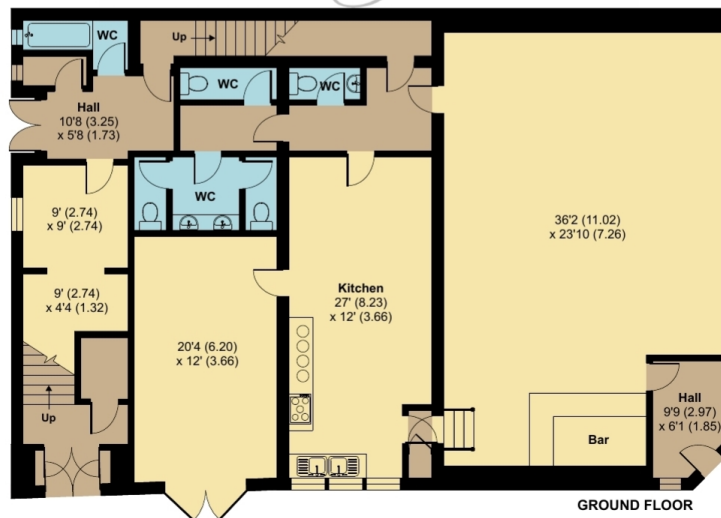
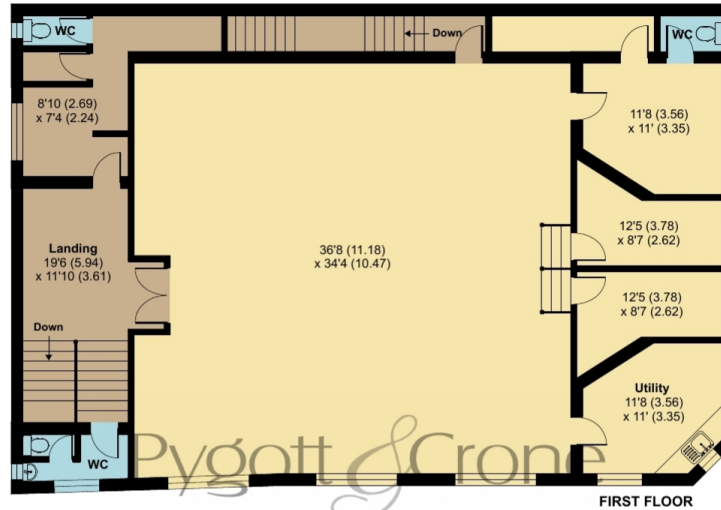
Bailgate, Lincoln, LN1

Ground Floor Net Internal Area = 1542 sq ft / 143.2 sq m

First Floor Net Internal Area = 1686 sq ft / 156.6 sq m

Total = 3228 sq ft / 299.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2025. Produced for Pygott & Crone. REF: 1336718





Newport Arch, 50 Bailgate, Lincoln, Lincolnshire, LN1 3AP



Newport Arch, 50 Bailgate, Lincoln
is marketed through our Commercial office

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