

FOR SALE

HOTEL / DEVELOPMENT OPPORTUNITY

HILLCREST HOTEL

15 LINDUM TERRACE,
LINCOLN LN2 5RT



15 EN SUITE LETTINGS ROOMS & 3 BEDROOM OWNERS' ACCOMMODATION

- Well located and easy operational hotel
- Attractive garden setting with far reaching views close to historic city centre, cathedral and castle
- Freehold, goodwill, fixtures & fittings and trade equipment
- Potential for alternative uses / development (subject to planning)

PRICE UPON APPLICATION

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LOCATION

Lincoln is a cathedral city and the administrative and major shopping centre within the County of Lincolnshire with a population of circa 97,795 (ONS 2016 estimate). It is also a university city with over 15,000 students plus staff contributing an estimated £250 million annually into the local economy. The city attracts 3.7 million tourists annually spending circa £1 billion.

SITUATION

The Hillcrest Hotel is situated on the southern side of Lindum Terrace, approximately 325 metres to the east of its junction with Lindum Road / Wragby Road (A15), in the prestigious 'uphill' residential area of Lincoln. The property is adjacent to the Arboretum, a park of grade II historic importance situated on south facing slopes which has achieved green flag status.

Lindum Terrace is within walking distance of the city centre and the historic Bailgate area, home to the Cathedral and Castle.

PROPERTY

A former rectory, the Hillcrest Hotel dates from circa 1880 and comprises a generously proportioned detached building constructed of brick under a pitched, slate covered roof with accommodation arranged over four floors. A sympathetic two storey extension added in the 1980s currently provides owner's living accommodation.

PUBLIC AREAS

Main entrance porch from the hotel car park through to an inner lobby. To the right a wide reception hallway and straight ahead stairs lead down to the hotel reception. Through from reception to the bar lounge, a comfortably appointed room with plenty of natural light courtesy of an attractive south-facing aspect. A connecting door leads into the hotel dining room which is normally arranged for 16 but with the adjoining conservatory can accommodate up to around 24 diners.

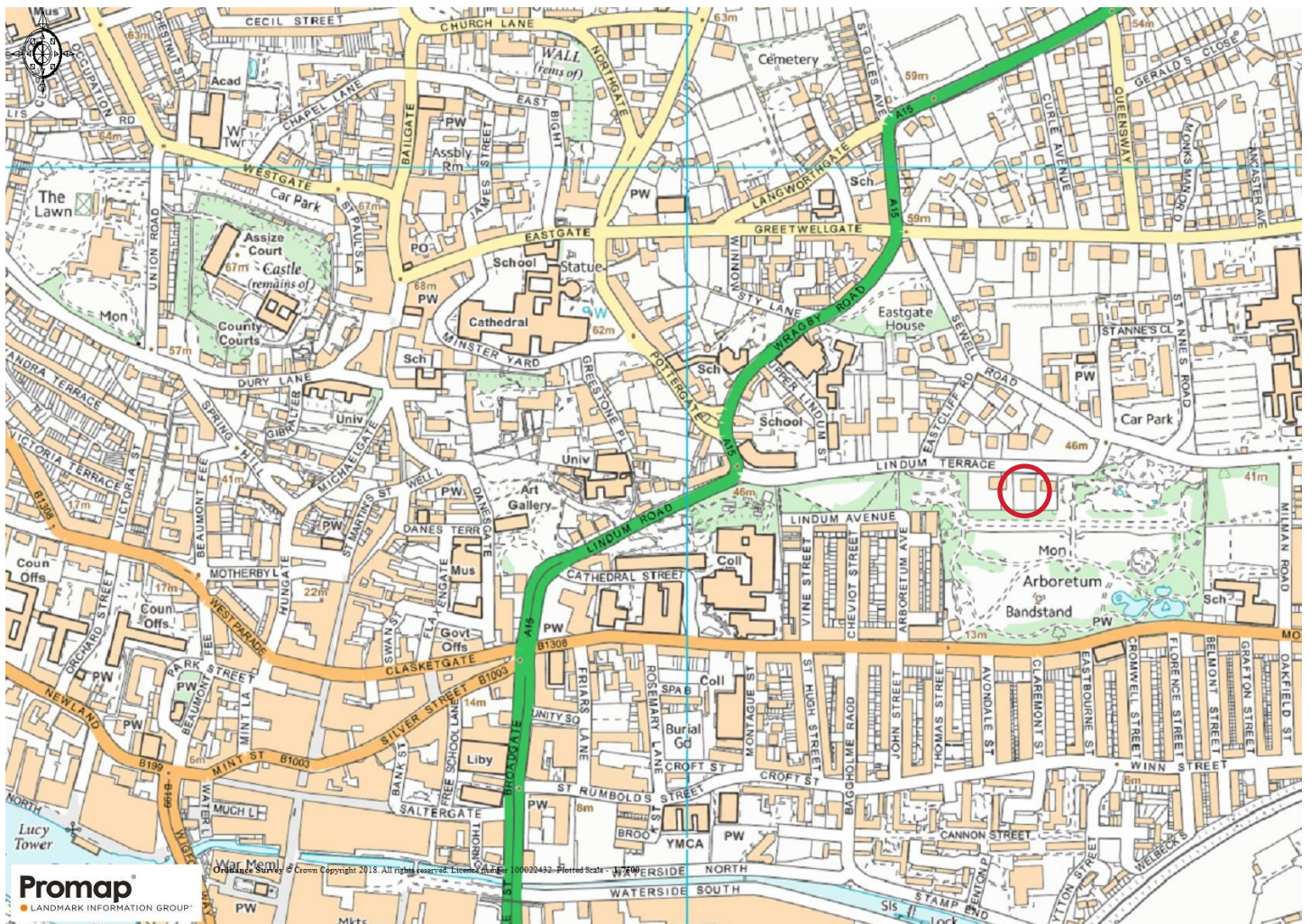
LETTING BEDROOMS

15 en suite letting bedrooms: 4 singles (3 x shower, 1 x bath & shower over), 3 standard doubles/twins (2 x shower, 1 x bath & shower over), 4 standard doubles (1 x wet room, 2 x shower), 3 superior doubles (1 x wet room, 2 x shower) and 1 four poster suite (double shower). All rooms are equipped with central heating, flat screen television, coffee making facilities, hairdryer, towels and linen. WiFi broadband internet access.

OWNERS' ACCOMMODATION

A further attractive feature of the Hillcrest Hotel is the well proportioned and self-contained accommodation for owners. The accommodation comprises a lounge with patio doors overlooking the hotel garden, fitted kitchen, three double bedrooms and bathroom.

A floor plan can be found at the end of these particulars.



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SERVICE AREAS

Commercial kitchen, dry goods store and laundry room.

OUTSIDE

Driveway entrance leading to hotel car park with space for 7 vehicles in addition to which there is unrestricted car parking on Lindum Terrace. Garage and store. Steps and ramp to the side lead down to the hotel's terraced garden which is south-facing and largely laid out lawn with mature herbaceous borders and overlooking Lincoln's Arboretum.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating. Double glazing installed to the majority of the hotel.

PLANNING

The current use of the property as a hotel falls within Class C1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The property would however suit a variety of alternative uses. Interested parties are advised to contact City of Lincoln Council planning department on 01522 873474 to enquire about the likelihood of obtaining planning consent for any alternative uses or development if required.

The property is situated within a Conservation Area.

LICENCES

Premises licence.

BUSINESS

The present owners acquired the Hillcrest Hotel in 2008 and have enjoyed their time at the hotel which, in the intervening years, has been improved significantly on an ongoing basis with significant investment. The business has an excellent reputation with high ratings in TripAdvisor(4/5), Booking.com (8.3/10) and Google (4.3/5).

Unfortunately, due to ill health, the owners have reluctantly decided to sell the hotel. The business has been operated on a lifestyle basis, thereby providing a tremendous opportunity for new owners to acquire an established business which offers scope for growth. Full accounts are available once interested parties have inspected the property, met the owners and signed a confidentiality agreement.



WEBSITE

www.hillcresthotel-lincoln.co.uk

RATEABLE VALUE

Description:	Hotel and premises
Rateable Value (2017 List)	£15,500
Standard Multiplier (2018/9):	49.3p in the £
Small Business Multiplier (2018/9):	48.0p in the £

COUNCIL TAX

Band A.

TENURE

Freehold with vacant possession upon completion.

PRICE

Upon application. Offers are invited for the freehold property complete with goodwill, fixtures & fittings and trade equipment (according to inventory), excluding personal items. Stock at valuation.

VAT

At the time of preparation of these particulars (May 2018) we understand that the vendors have not elected to charge VAT on the sale of the freehold property.

ENERGY PERFORMANCE ASSET RATING

D89. The front page of the Energy Performance Certificate (EPC) can be found at the end of these particulars. The full EPC and Recommendation Report are available to interested parties upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing please contact sole agents Lambert Smith Hampton:

Andrew France BSc (Hons) MRICS

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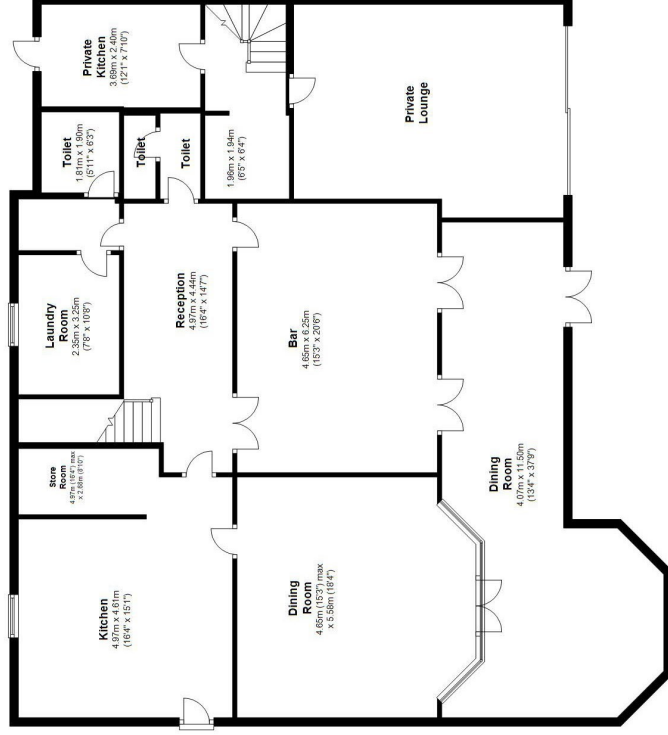
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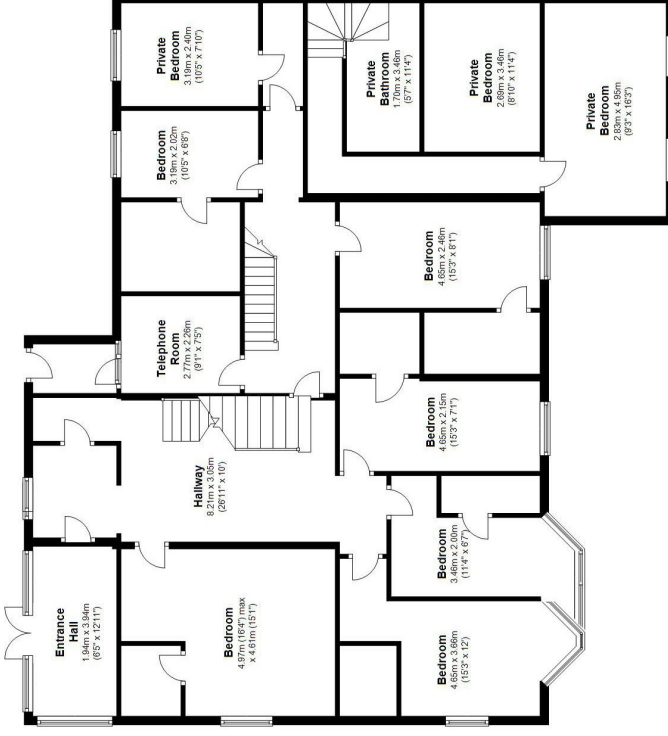
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- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

Approx. 219.7 sq. metres (2364.8 sq. feet)



Approx. 195.5 sq. metres (2104.2 sq. feet)



Approx. 122.7 sq. metres (1321.0 sq. feet)



Third Floor



Total area: approx. 658.6 sq. metres (7089.1 sq. feet)

Energy Performance Certificate

Non-Domestic Building



Hillcrest Hotel
15 Lindum Terrace
LINCOLN
LN2 5RT

Certificate Reference Number:
0497-0253-0130-8400-5803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **89**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	643
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	222.13
Primary energy use (kWh/m ² per year):	1281.41

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

99

If typical of the existing stock