



**GROUND FLOOR UNITS  
TO LET**

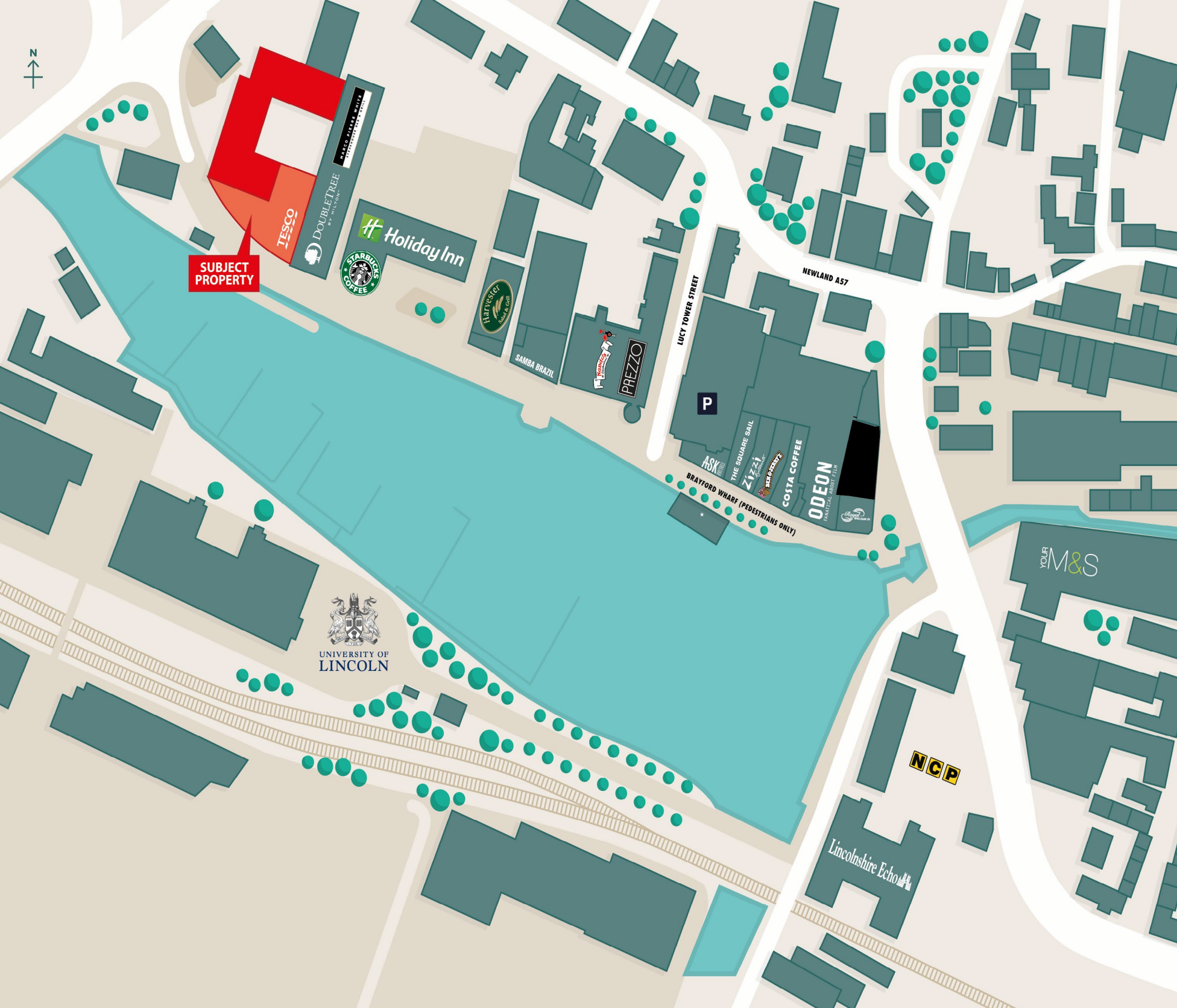
**HIGH END  
MIXED USE DEVELOPMENT**

**ONE THE BRAYFORD  
BRAYFORD WHARF NORTH  
LINCOLN LN1 1YT**

**Eddisons**  
Incorporating Banks Long & Co

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## LOCATION

Lincoln is an attractive Cathedral City and the administrative and major shopping centre for the County of Lincolnshire.

It is ranked 4th in the Experian Centre Rankings for the East Midlands and has a CACI retail ranking of 60. The city has a population and catchment of 545,367 and an established total catchment spend of £984.5m. It is a growing University City – the main campus is a short distance to the south – with over 15,000 students and staff in situ contributing an estimated £250 million into the local economy. The Cathedral is the 9th most visited in the Country and Lincolnshire attracts 3.7 million visitors a year bringing in over £1 billion of additional expenditure into the County.

## SITUATION

One The Brayford is situated in a stunning location on the north side of the Brayford Pool opposite the main city centre University campus.

Brayford Wharf North is the prime leisure pitch within Lincoln City Centre. Nearby national multiples located on Brayford Wharf North include Zizzi, Wagamama, ASK, Prezzo, Nandos, Five Guys and a 9 screen Odeon cinema. In addition there are a Hilton Double Tree and Holiday Inn Hotels adjacent. One of the units within the development is let to Tesco Express.





# DEVELOPMENT

One The Brayford is an exciting mixed use developments that provides 3 commercial units at ground floor level and 7 further floors of high end residential accommodation above. Unit 3 is occupied by Tesco Express with the 2 remaining commercial units having full height glazing along each frontage, offering stunning views southward over the Brayford Pool.

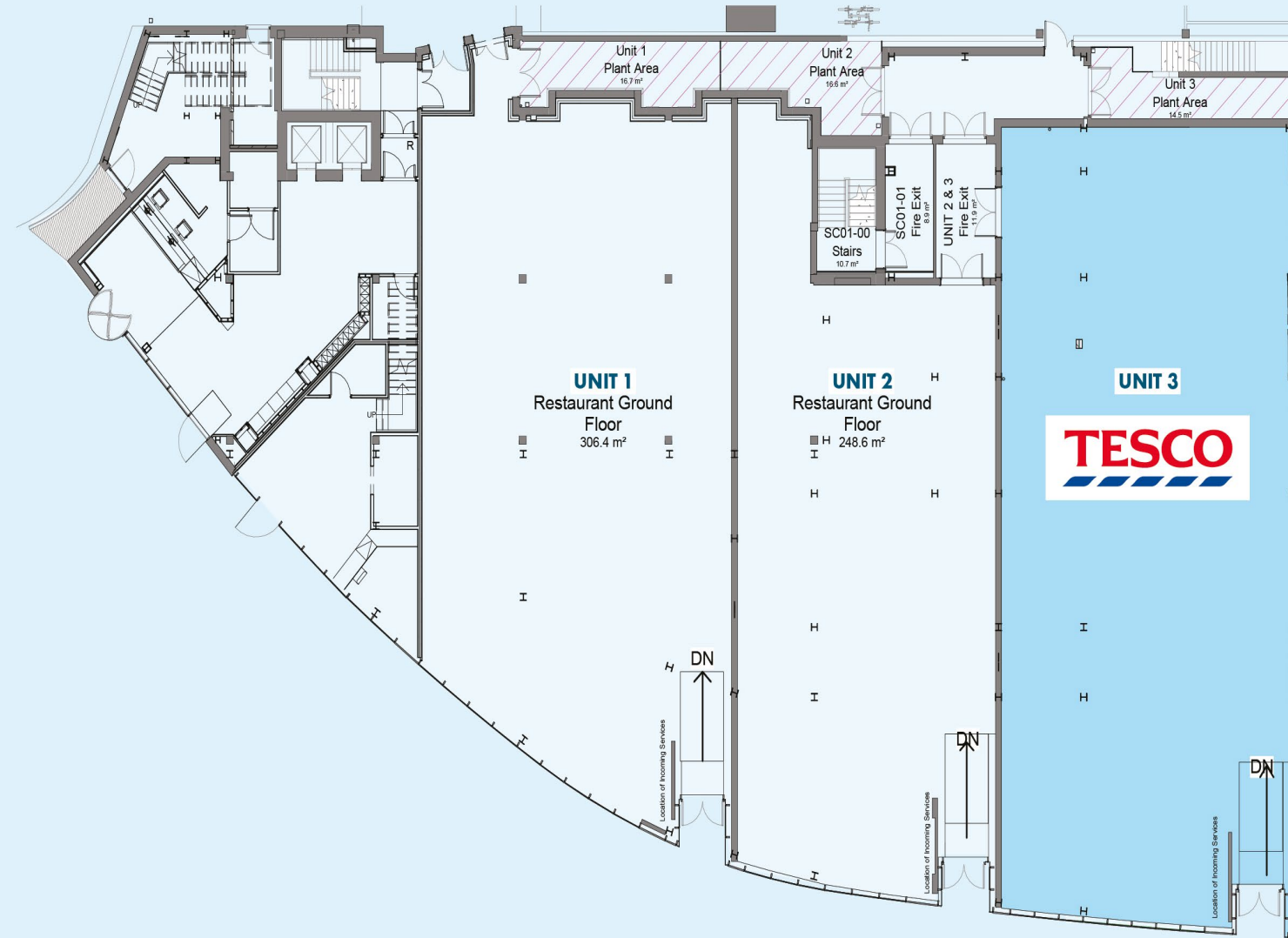
The apartment sales have exceeded expectations with all of the units sold. This means that there are around 225 residents living in the 89 apartments on site. There are circa 2,973 student bedrooms within 300 metres of the development and we understand that the Double Tree Hilton adjacent runs at an occupancy rate of around 85% - providing over 200 potential customers per night staying adjacent to the scheme. The strength of the location is underlined by the fact the hotel recently opened a 45 bedroom extension.

## STUDENT ACCOMMODATION

SITE	BEDS	DISTANCE
1. VIKING HOUSE	254	0.05 MILES
2. HAYES WHARF	225	0.07 MILES
3. AQUA HOUSE	75	0.2 MILES
4. BRAYFORD COURT	90	0.2 MILES
5. MARINA COURTS	460	0.07 MILES
6. CAMPUS COURTS	1037	0.2 MILES
7. PAVILLIONS	1329	0.4 MILES
8. THE GATEWAY	519	0.4 MILES
9. THE JUNCTION	569	0.5 MILES
10. BRAYFORD QUAY	402	0.1 MILES
11. PARK COURT	289	0.4 MILES
12. ST MARKS HOUSE	116	0.6 MILES
13. CATHEDRAL STREET	94	0.7 MILES
14. HAYES HOUSE	39	0.1 MILES
15. SAUL HOUSE	69	0.4 MILES
16. DANESGATE HOUSE	490	0.6 MILES
PRIVATE STUDENT HOUSING	3750	0.4 MILES

TOTAL STUDENT ACCOMMODATION 9582

HOTEL GUESTS PER ANNUM 55845  
CITY POPULATION & CATCHMENT 545367  
TOTAL POPULATION 610794  
(INCLUDING HOTEL GUESTS & STUDENTS)



# THE UNITS

The restaurant/leisure units provide the following accommodation :

Unit 1: 3,298 sq ft (306.40 sq m)

Unit 2: 2,676 sq ft (248.60 sq m)

Alternatively, the units could be combined to create a unit circa 555m<sup>2</sup> (5,974 sq ft)

# RENT

On application

# TIMING

The units are available for immediate occupation.





# REGISTER INTEREST

To register interest in this property please contact joint agents.

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