



**The Stables, 7 The Old Vicarage, Gibraltar Hill, Lincoln, LNI 3BW - Guide Price £125,000 (+ £750 Buyers Fee)**

**Description**

Situated in the heart of the Cathedral Quarter the Stables is currently used as a successful holiday let, but could also be used for residential use. This detached property offers an entrance Hall, Kitchen /Living Room, bedroom, small mezzanine and shower Room. Outside there is a parking space and patio area with view of the cathedral and city.

**Directions**

Proceed along Burton Road towards the Castle and turn right onto Union Road. Then turn left onto Drury Lane and right on to Gibraltar Hill. Once on Gibraltar Hill, The Stables can be found on the right hand side.

**Accommodation**

**Entrance Area/Hallway**

Double glazed front door, double glazed window to front elevation, plumbing for washing machine, Baxi boiler, radiator, tiled floor and leading to Inner Hallway with wooden floor.

**Shower Room 1.90m x 1.84m**

Double glazed window to front elevation, three piece suite comprising pedestal washbasin, mid flush WC and shower cubicle with shower over, tiled floor, part tiled walls, radiator/heated towel rail, extractor.

**Living Area/Kitchen 4.63m x 3.88m**

Double glazed window to side elevation and double glazed French doors leading to patio area. Fitted wall and base units with Belfast sink, Stoves electric hob and double oven, two radiators, wooden flooring.

**Bedroom 9' 4" x 10' 4" (2.87m x 3.17m)**

With uPVC window to side elevation, radiator, spotlights to ceiling, wooden flooring, two fitted wardrobes, TV point and ladder leading to the Mezzanine.

**Mezzanine 2.10m x 2.97m**

Double glazed window enjoying views of Lincoln Cathedral.

**Outside**

There is use of a patio area and designated parking space.

**Services**

We understand the property has mains gas, water, electric and mains sewers.

**Information**

The vendors are selling The Stables Holiday Let Business as a going concern or it can be purchased purely on a residential basis (we are informed by the vendors that the use class is the same, C3, therefore the Business Rates would just need to be de-registered and the property re-registering for Council Tax).

The Stables opened on 1st December 2016. The income for the tax year 2018/2019 totalled £24,400, the same income was predicted for 2019/2020 but is likely to have changed due to covid-19. At present, for ease, all bookings are made via Booking.com, aside from repeat visitors who make contact directly with the vendors.

We are happy to provide any further information that may be required and confirm that there are the following links:

[www.booking.com/hotel/gb/the-stables-at-the-old-vicarage.en-gb.html](http://www.booking.com/hotel/gb/the-stables-at-the-old-vicarage.en-gb.html)





[www.facebook.com/StablesAtTheOldVicarage](https://www.facebook.com/StablesAtTheOldVicarage)

[www.instagram.com/stablesattheoldvicarage](https://www.instagram.com/stablesattheoldvicarage)

[www.twitter.com/Stables\\_Lincoln](https://www.twitter.com/Stables_Lincoln)

The property is being sold with all fixtures, fittings and furnishings.

#### Tenure & Possession

The property is sold Leasehold subject to a 125 Year Lease commencing on the 29th July 2016 with a ground rent of £150.00 per annum and a service Charge of £75.00 per month.

#### Viewing

Strictly by appointment with the Auctioneers. Tel: 01522 504360

#### Completion Date

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

#### Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [auctions@jhwalter.co.uk](mailto:auctions@jhwalter.co.uk)

#### Solicitors

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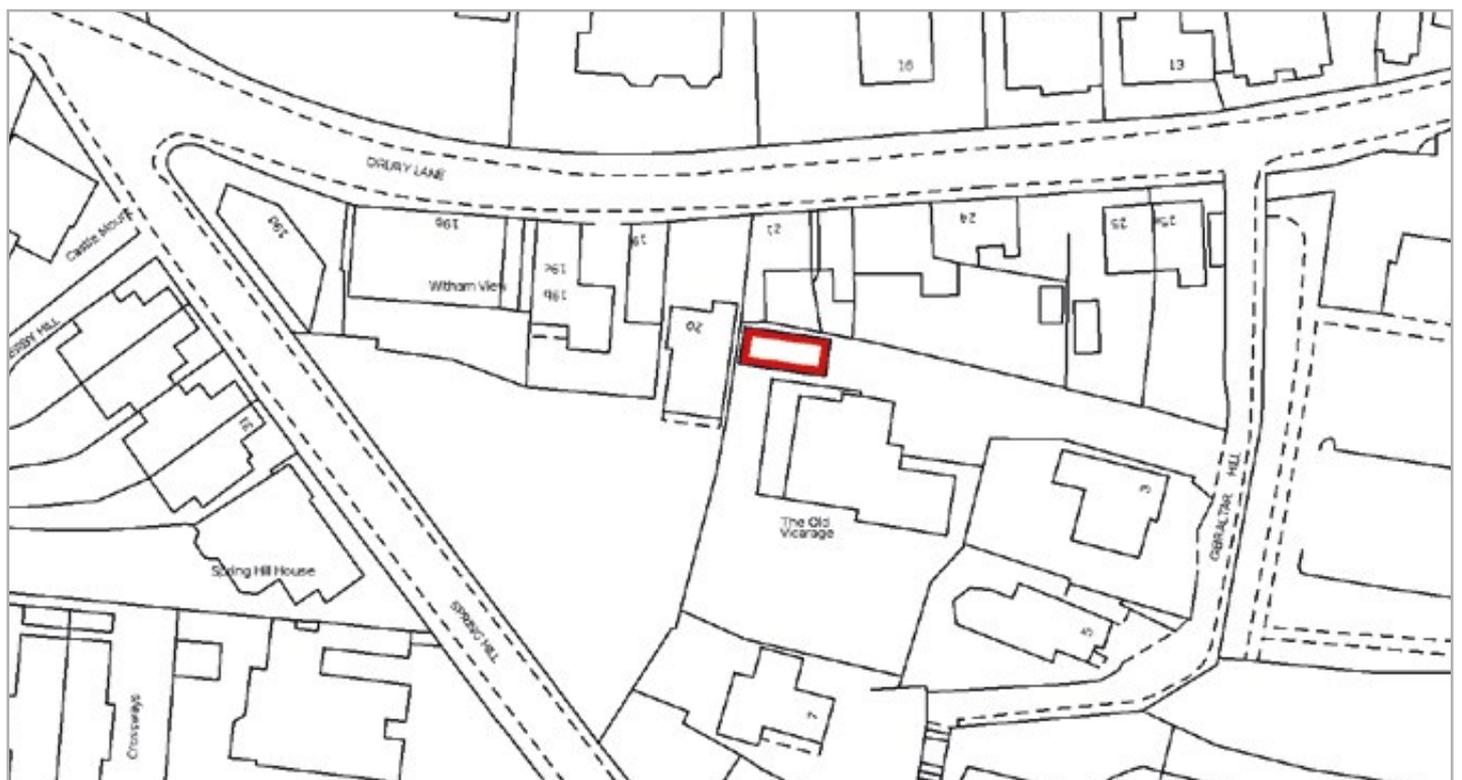


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#### Agent

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.