



Krystals

8a Park Street, Lincoln, LN1 1UF

- City Centre Location Within Lincoln, Lincolnshire
- Successful Business With Net Turnover Circa £350k
- 2 Storey Gentlemen's Club With 7 Booth Dance Room
- VIP Lounge (16), Champagne Room (8) & Main Bar (22)
- 12 Year (FRI) Free Of Tie Lease - Rent 37k Per Annum
- Currently Operated 5 Days A Week - Late 4.30am License

Leasehold | £79,950



LOCATION

Krystals is situated on Park Street adjacent to the main High Street in the popular county capital and cathedral city of Lincoln, Lincolnshire. The city is located in the mid-west of the county approximately 40 miles north-east of Nottingham, 48 miles south-east of Sheffield, 50 miles north of Peterborough, 70 miles south of York, 90 miles north-east of Birmingham and 150 miles north of London. Lincoln is accessed via the A1 and A46 which make the journey from the south and the Midlands by road quicker now than ever before, and the M180 connects to the A15 from the north.

The city has benefited from major investment in recent years with the creation of the eastern bypass improving road infrastructure and traffic build-up around the city, as well as the £70 million pound investment used to redevelop the former Corn Exchange into the newly named Cornhill Quarter Leisure Complex. A new £30 million pound transport hub and 1000 space multi-storey car park has also been erected bringing visitors and trade from neighbouring cities.

The city of Lincoln is situated on the River Witham and boasts a variety of landmarks and amenities, which include Lincoln Cathedral (one of the oldest examples of English Gothic architecture in the country and previously the tallest building in the world for over 200 years) as well as the 11th Century Norman Lincoln Castle. The city is also home to the University of Lincoln and Bishop Grosseteste University which have a combined population of over 18,000 students which greatly contribute to the local economy. The 2018 EFL Trophy Winners Lincoln City FC known as "The Imps" play their football matches within the city at the locally renowned Sincil Bank Stadium.

There are also a plethora of train and bus services which give access to Nottingham, Doncaster, Peterborough and Leeds. Three international airports can also be found within a 50 mile radius of the city.

Krystals occupies a two-storey brick-built mid terrace property under slate tiled roof. The property is located adjacent to the busy High Street opposite Lincolns main nightlife venues where it benefits from strong passing traffic and footfall.

PROPERTY

GROUND FLOOR

Entrance into property via Park Street which leads directly into an Entrance Lobby which includes a Reception Booth. MAIN BAR which has seating for 22. Main Bar Servery with double drinks fridge, glass wash behind includes a TV, DJ Booth, stage and dancing booth. Access to OFFICE. Male, Female and Disabled WC's and access to a ground floor CELLAR housing an ice machine, cooler and python system. Further Storeroom. Also off the main bar are stairs leading to the first floor.

FIRST FLOOR

There is a CHAMPAGNE ROOM which has seating for eight, includes a Bar Servery with double drinks fridge behind and stainless steel sink and drainer and ice machine as well as mini display fridge. This room also includes a television, and access to a VIP LOUNGE having seating for 16, Male WCs. Air conditioning unit and access to staff changing rooms. From the Champagne Room there is access to the Private Dance Room with air conditioning unit, one double booth and six single booths. Please note the property includes a fully fitted split zone sound system and roller shutters in front of all doors and windows.

THE BUSINESS

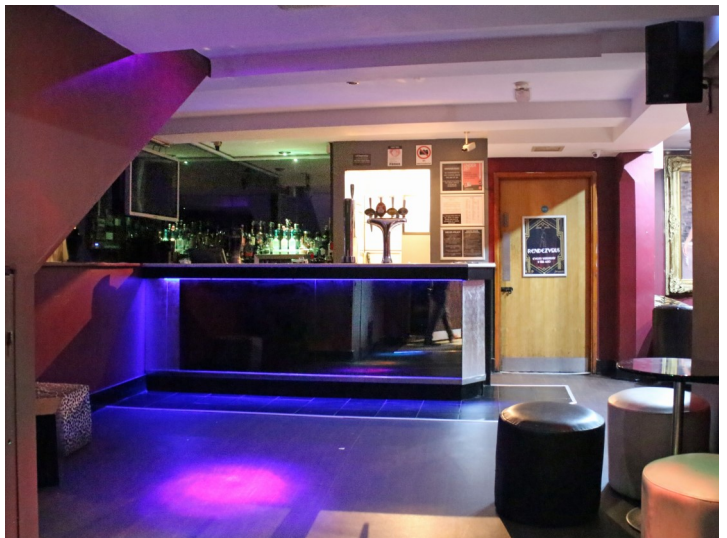
Krystals offers a discreet and classy atmosphere, set over two floors customers can watch a pole show, enjoy a private lap dance or spend time with one of the many dancers in luxurious VIP Lounge. the venue is renowned for being Lincolnshire's premier lap dancing club offering an up-market and exciting venue within the centre of the city located just off the High Street in the middle of the main social scene. The business also caters for Stag & Hen parties where the venue can be hired for a set fee.

Krystals is currently affirmed by a combination of x6 part time staff with a full time manager and assistant manager operating the premises. The business is supported by a dynamic website & social media accounts which will be passed over to the subsequent operator on completion.

It is our understanding that the most recent net turnover figures stands in the region of £350,000 per annum. Further accounting detail will be made available to serious parties following a formal viewing.

Current opening hours: (Operating only 5 days a week allowing scope for a new leasee to extend the hours of trade and potentially increase profits.)

Friday - 9pm-4am
Saturday - 9pm-4:30am
Sunday - 10pm-4am
Monday - Closed
Tuesday - 10pm-4am
Wednesday - Closed
Thursday - 9pm-4am



TENURE & PRICE

LEASEHOLD £79,950 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease from a private individual for a term of 25 years, with 12 years remaining. Rent is £37,000 per annum paid on a monthly basis. The lease is within the provisions of the Part II Landlord & Tenant Act 1954. No rent reviews within the agreement. The lease is free of all trade ties. (Please note the agents have not inspected a copy of the lease.)

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A Full Premises License is held permitting the sale of alcohol between the hours of:

11:00am to 4.30am - Monday to Sunday, 7 days a week.

SERVICES

All mains services are connected. The property benefits from a Burglar & Fire Alarm alongside A 30 Camera CCTV Security System.



EPC Reference:

BUSINESS MORTGAGES – 01834 849795

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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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