



## THE TREATY OF COMMERCE

173 HIGH STREET, LINCOLN LN5 7AF



PURCHASE THIS BUSINESS  
OFFERS IN THE REGION OF

**£16,500**



**Purchase price – OIRO £16,500**

**Rent - £35,000/annum (£673/week)**

### **Profit Partnership Plus Agreement**

This pub is available on a 3-year secured tenancy (i.e. automatically renewable) and **the purchase price is reimbursed** when the business is sold back to Brewery, subject to conditions.

The Profit Partnership Plus agreement offers highly discounted Free Trade Cash and Carry Pricing and includes a supply agreement for all wet stock.

- Independent family company
- Drinks supplied at highly discounted prices
- Free and subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services

- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs
- No rent reviews for the duration of the agreement

## **The Pub and its Facilities**

The Treaty of Commerce is located in the heart of Lincoln, just a short walk from the city's central railway station. A pub for all seasons, it's one of the cosiest spots in winter, with its open fire and comfortable seating areas creating a warm and welcoming atmosphere. The pub has maintained many of its original features including a stunning ornate bar servery. In the summer, guests can enjoy a pint of real ale in the large, well-maintained courtyard — the perfect place to relax and unwind in the sunshine with the added bonus of a serving hatch to serve bottled beers on match days

To the rear of the pub is a large commercial kitchen, offering excellent opportunities for serving home-cooked food and expanding the pub's culinary offering.

## **Neighbourhood**

Lincoln is a historic cathedral city in the heart of Lincolnshire, celebrated for its captivating blend of ancient heritage and modern living. Dominating the skyline is the magnificent Lincoln Cathedral -once the tallest building in the world alongside the impressive Lincoln Castle, home to one of the few surviving copies of the Magna Carta. Beyond its medieval treasures, Lincoln offers a lively and welcoming atmosphere. The recently redeveloped Cornhill Quarter and the historic Bailgate area are bustling with independent shops, cafés, and restaurants, reflecting the city's growing reputation as a destination for culture and leisure. The Treaty of Commerce enjoys a prime location close to the revitalised Cornhill Quarter and the city's railway station. Lincoln benefits from excellent transport links connecting it with major UK cities, including direct links to London, while its outstanding schools, fascinating museums, and expansive green spaces make it a wonderful place for families and professionals alike. Blending timeless charm with contemporary appeal, Lincoln stands as one of England's most captivating cathedral cities.

## **Licence details**

### **Alcohol Sales**

Monday to Sunday – 10:00 - 0130

### **Live Music indoors**

Monday to Sunday -18:00-01:00

### **Recorded Music indoors**

Monday to Sunday 00:00-00:00

## **Living accommodation**

The very spacious living accommodation is spread over 2 floors and comprises of a living room, kitchen, bathroom and 4 bedrooms – 2 double bedrooms and 2 singles. The accommodation is in good decorative order throughout

## **Pub Facilities**

- Good decorative order throughout
- Large and fully equipped commercial catering kitchen
- Inviting outside space with ample space *for* relaxing, dining, and entertaining.
- Great location with only a short walk to the train station
- Spacious tenant accommodation
- A pavement licence allowing for tables and chairs on the pedestrianised high street area at the front of the premises

## **Qualities which will make this pub thrive**

You will need to be able to drive business through excellent standards and service and have a passion for real ale. Experience in the licensed trade, especially with cask ales, is preferred but not essential

## **The Purchase Process**

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

## Gallery

