



FINE EXAMPLE OF AN UNOPPOSED FRIENDLY 17TH CENTURY VILLAGE INN ENJOYING UNMISSABLE "A" ROAD POSITIONING AND STRONG LOCAL SUPPORT

Property details

- Current sales £207,986 p.a. inc vat 'April 11 on a split of 58% Wet to 42% Dry – Overall GP 60.4%
- Cosy beamed Lounge Bar (24+) Games/Function room (30+) Cottagie dining room (46)
- 4 Bed roomed owners accommodation with private garden
- Large car park (30+) – family garden (60) – patio (40)
- Favoured watering hole on way to all year racecourse & seaside resort
- Out buildings suitable for conversion

THIS IS A WELL BALANCED BUSINESS WITH OBVIOUS OPPORTUNITIES OF GROWTH OFFERED AT A REALISTIC ASKING PRICE OF £49,000 TO INCLUDE FIXTURES AND FITTINGS, GOODWILL PLUS S.A.V.

£49,000
FOT LEASEHOLD

Associates

- ➔ Finance
- ➔ Business Plans & Mentoring
- ➔ Solicitors
- ➔ Training
- ➔ Accountants
- ➔ Investment & Capital Gains/Tax Savings
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- ➔ Energy Performance Certificates

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LOCATION (LN8 2EQ)

The village of Glenthams is located to the east of Gainsborough on the A631 close to its junction with the A15 Lincoln Road and the M180 (excellent local schools are available for families).

Glenthams has a growing affluent population and its close proximity to Market Rasen with all season horse racing and the east coast make it a perfect stop off point for race goers and holiday makers. The Inn is located unopposed in the centre of the village from which it receives plenty of support, with an easy access car park (suitable for coaches to pull in) direct from the A631. The Inn is set within a large plot consisting of the main building, a car park to the side of the property, a number of outbuildings to the rear which are currently used for storage, but could be developed.

PROPERTY DESCRIPTION

The property which is believed to be around 500 years old has been well maintained and is of brick & stone construction under multi pitched roofs with tiles. Not being listed or within a conservation area further development of the property would be easy to get through the local planners.

Entrance is from the front of the property, into an external brick porch through to the main bar. The MAIN BAR (24 plus vertical drinkers) is traditional in layout with an open plan design allowing different areas to be used as required by the trading time and is carpeted with a quarry tile skirt to the bar servery. This section has traditional bar furnishings including fluted back upholstered fixed seating, tables, chairs and stools. The décor throughout the main bar involves exposed wood beams with plaster panels to the walls and ceilings. Moving left through the public bar area leads to the DINING ROOMS(46) which again is traditionally presented but with a section formally laid up and an area for more relaxed dining. To the right of the entrance, the room can be divided using concertina doors. This leads through to the FUNCTION ROOM (30 + vertical drinkers) which continues with carpet and a central section of block wood floor which is used as a dance floor during functions. For day to day use, the area is used as a GAMES ROOM with pool table with tri-light above and dart board with oche. Double doors lead out from the Function area to a patio and onto the beer garden.

CENTRAL BAR SERVERY located with a quarry tile skirt to the front. Wood panel construction with dispense via brewery taps and REAL ALE WICKETS. Mirrored merchandising area to the rear with optic dispense for spirits.

To the rear of the Bar Servery, the CATERING KITCHEN is fully equipped complete with extraction and hood. A door leads from the kitchen to the rear of the property for deliveries and access to the storage areas in the outbuildings. A further room off the kitchen is used for preparation and storage.

Located below ground level the cellar is entered off the kitchen store area and has full beer raising equipment, stillaging and cellar cooling. Deliveries are to the rear of the property and down a short drop directly into the cellar. Ladies and Gents toilets are located off the main bar.

OWNERS ACCOMMODATION

The owners accommodation is substantial and well presented and briefly comprises of four bedrooms, lounge, kitchen, bathroom with WC and separate shower room. To the left of the stairs leading to the accommodation are two large storage areas which could be developed with the appropriate planning permission, to provide additional accommodation or letting room. There is a private garden for use of the owner.

EXTERNALS

The property is set in a substantial plot with a car park to the side accessed by a wide entry from the A631. Car park (approx 30 & suitable for coach use and the races) with a large outbuilding with double doors to the rear of the property. A courtyard off the car park leads through to the rear of the kitchen and outbuildings, with access gained to the private garden and adjacent chalet presently used as an office for the business. Patio doors lead from the function & games area up a ramp to the patio at the side of the building. This area is sheltered and could suitable be developed with the imminent non-smoking legislation in mind. The welcoming beer garden is entered directly from the patio and this area is laid to lawn with a fenced boundary for security and safety of customers. To the top end of the garden is a

children's play area complete with equipment. Facilities are provided for smokers

PREMISES LICENSES

We are advised a premises license allows opening from 11am till 12 midnight all week. Current trading hours are Mon-Fri 12 noon till 2.00pm & Sat 12 midday until 12 |Midnight with Sunday trading 12noon till 10.30pm. This leaves abundant opportunity for a new owner to capitalise on unused hours.

TENURE

We are instructed to offer the business for sale as a Free of Tie lease of 21 years from 2008. Rent being £29,000p.a reviewed every 3 years & Landlord & Tenant Act protected. (GA-SELECT could assist with the financing of this transaction).

SERVICES

We are advised that the pub benefits from mains electric, water and sewage with LPG for cooking and heating. Business rates payable are circa £3,000 pa.

THE BUSINESS

Our clients have run the business for the last 3 years and are now looking to move on to a new venture allowing another party to enjoy the life style and profits they have generated for themselves. Sales show circa £207,986 gross of vat with a GP of around 60% leaving a potential disposable NET PROFIT, depending upon personal circumstances of £39,000 pa.

THIS IS A BUSINESS OPPORTUNITY NOT TO BE MISSED AND IS A MUST FOR EARLY INSPECTION

The Property was viewed by Graham Allman who will be delighted to discuss the opportunity with you 7 days a week on 07765 251208.

Viewings appointments can be made via one of GA-SELECT Business Managers on 01530 41 41 40 who can also refer you to experienced solicitors, accountants, and other trade experts.

"The Professional Business Decision"

BUSINESS FINANCE for PURCHASE of a LICENSED PROPERTY: GA SELECT will be pleased to contact our ASSOCIATE COMMERCIAL FINANCE SPECIALIST on your behalf to engineer the necessary finance package for you at preferential rates and for a period of up to 30 years. Our Business managers will make the contact on your behalf and initial opinions will be offered by our associate at no charge. Alternatively talk to GRAHAM ALLMAN for advice who is licensed by the OFT to give such advice; License No 520042.

VIEWING: ALL APPOINTMENTS must be made by GA SELECT by calling 01530 41 41 40. Our business managers will request your purchasing position then confirm the viewing arrangements back to you. Your viewing will be followed up by a call from either a Business Manager or sales Director. All properties are left on our web site until contracts have completed.

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- 7) It must not be assumed that photographs are current or untouched nor that contents within them are included in the sale.

**SOLE
SELLING
RIGHTS**

Attention: These Sale Particulars are issued by way of the "web" or hard copy on the understanding that all VIEWINGS, CONTRACTS and NEGOTIATION in connection with the business or property are conducted through GA-SELECT or their agents who are appointed by the vendor under a SOLE SELLING RIGHTS AGREEMENT with total CONFIDENTIALITY. Under no circumstances must you approach the Owner directly without a formal appointment or disclose to other customers, staff or suppliers that the business is for sale. Failure to comply with these terms may make you liable in law to damages.