

CHARACTER FREEHOLD PUB FOR SALE

- Character freehold pub close to town centre
- Grade II Listed property overlooking River Welland
- Traditional pub with private accommodation above
- Potential for alternative use (STP)

OIRO £219,000 + VAT

Closing date for offers 31 January 2019



DRAKE
& COMPANY

PROPERTY CONSULTANTS

The Lincolnshire Poacher, 11 Double Street, SPALDING, PE11 2AA

LOCATION

The market town of Spalding has a population of 29,000 and is situated 15 miles north of Peterborough just off the A16. The Lincolnshire Poacher occupies a prominent corner location overlooking the River Welland close to the town centre.

PROPERTY

A detached character public house with entrances from Double Street and Herring Lane providing the following:

Ground Floor	Main bar, restaurant, beer cellar and WC's
First Floor & Attic	Commercial kitchen and extensive private accommodation arranged as two flats.

From digital mapping we estimate that the property provides the following approximate areas:

Total Site Area	0.075 acre	303 sq m
Gross Built Area (Ground)	3,209 sq ft	298 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

5A HERRING LANE

Interested parties are advised that for additional storage purposes our client holds the leasehold interest of a nearby property, 5A Herring Lane, by way of a lease for a term of 25 years from 25 November 2000 at a current rent of £3,150 per annum. The leasehold interest will be assigned to the freehold purchaser, subject to Landlord's consent.

ALTERNATIVE USE POTENTIAL

In our view there is excellent alternative use potential, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'C58'.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value:	£18,750
Rates payable 2019/20:	£6,137 (provisional multiplier)

Interested parties are advised to verify these figures with South Holland District Council on 01775 761161.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

We are instructed to invite **offers in the region of £219,000** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate. All F&F at the property on the day of Completion are included in the sale but no safety tests or inventory will be provided. Any items owned by third parties e.g. Beer Raising Equipment are specifically excluded from the sale.

CLOSING DATE

Our client has set a **closing date for offers of 31 January 2019**.

VIEWING

For further information or an appointment to view contact joint agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

or joint agents Everard Cole on 01223 370055

drakeproperty.co.uk
180 Piccadilly, London, W1J 9HF



Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.