

Freehold Public House For Sale with Vacant Possession in Sought After Country Location

Cross Roads Inn | Lincoln Road | East Barkwith | Market Rasen | LN8 5RW



Freehold Pub with Parking for Over 20 Cars and Attractive Rear Gardens
Trading Area Extending to Over 97sqm, 1,045sqft
Currently Arranged to Provide Over 36 Covers with Additional Games Room
Three Bedroomed Manager's Accommodation Over

For Sale Freehold with Vacant Possession
£165,000 Including Fixtures and Fittings plus VAT*
Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The civil parish and village of East Barkwith is located approximately 13 miles to the north-east of Lincoln City and has a population of approximately 400 residents.

The village has a post office and a church, the Crossroads Inn being the only public house.

The property is located on the A157 which connects Wragby with Louth, which is approximately 20 miles to the north-east. Grimsby is 35 miles to the north and Boston approximately 40 miles to the south-east.

Accommodation...

Entrance Hall.....2.3m x 3m (7ft7 x 9ft10)

Having exposed ceiling beams, double panelled central heating radiator and store room off.

Main Bar Area.....7.7m x 4.9m (25ft3 x 16ft1)

Arranged to provide 16 covers with separate bar area. Open fireplace, exposed ceiling beams and rear entrance lobby with WCs off.

Ladies WCs

Having two low level close coupled WCs, 2 sinks, inset spotlights, central heating radiator.

Mens WCs

Having 2 urinals, low level WC, pedestal hand basin and being half tiled.

Front Bar Seating Area.....5m x 4.6m (16ft5 x 15ft1)

Arranged to provide 8 covers, separate bar seating area, double panelled central heating radiator.

2nd Front Dining Area.....4.2m x 3.6m (13ft9 x 11ft10)

Having open fireplace. Arranged to provide 12 covers.

Rear Bar Area.....2m x 4m (6ft7 x 13ft1) approx

Having attractive oak counter, arranged to provide 9 pumps. Storage shelving for drinks and rear glazed optic area, stainless steel handwash sink, space for refrigeration, space for glass washing machine.

Rear Games Room.....6.4m x 5.2m (21ft x 17ft1)

Having space for a pool table and accessible to the bar with French doors to the rear paved seating area

Cellar.....4.2m x 2.1m and 2.1m x 2.8m (13ft9 x 6ft11 and 6ft11 x 9ft2) Having space for cooling equipment, Belfast sink and drained floor.

Kitchen.....6.8m x 3.7m (22ft4 x 12ft2)

Having space for a range of stainless kitchen equipment.

Steps lead from an inner hallway to the first floor:

Managers Accommodation

Lounge.....4.6m x 3.4m (15ft1 x 11ft2)

Having fireplace.

Bedroom No 1.....2.9m x 3.3m (9ft6 x 10ft10)

Bedroom No 2.....3.6m x 2.8m (11ft10 x 9ft2)

Bedroom No 3.....3.3m x 3.7m (10ft10 x 12ft2)

Bathroom having bath, low level WC and fitted airing cupboard.

Outside...

To the rear of the property, a separate vehicular access leads to a parking area for 20 vehicles. There is a double sectional concrete garage.

To the rear of the parking area is an enclosed garden being laid mainly to lawn.

Fixtures and Fittings...

The asking price includes all fixtures and fittings, an inventory is available on request but in the main includes everything necessary to operate a public house including seats, chairs, bar equipment, cooling equipment, kitchen equipment and lighting.

EPCs...

The property has an Energy Performance Asset Rating C59. Further details are available on request.

Outgoings...

The property has a Rateable Value of £1,600. The managers accommodation is rated as Council Tax Band A.

Tenure...

The property is available Freehold by Vacant Possession.

VAT...

*It is understood that VAT is payable on 90% of the purchase price.

Viewing...

Viewing is strictly by appointment through the Agents: Poyntons Consultancy
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