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Kings Arms

Highfield Road, Haxey, North Lincolnshire
DN9 2LA

Leasehold Nil Premium

- **Free of Tie**
- Prominent village public house
- Desirable rural location
- Beer garden & extensive car park
- Great potential to develop trade

SOLE LETTING RIGHTS
REF: N-923105

VIEWING

Strictly by appointment only through Fleurets Leeds Office.

LOCATION

The Kings Arms is located in the centre of the pleasant village of Haxey in North Lincolnshire. This is a reasonably densely populated rural area, close to a number of other villages with the pub being by the side of the main road. It is easily accessed, with Haxey being 14 miles east of the town of Doncaster and 16 miles south west of Scunthorpe.

DESCRIPTION

A detached two storey property with colour washed elevations under a pitched roof with a single storey pitched roof extension to the rear. It has extensive parking to the side and rear and a grassed beer garden.

TRADE

The Kings Arms is a long established public house and occupying the most central position in the village. It draws its trade from the surrounding areas and passing traffic. This presents an ideal opportunity for a new licensee to build the trade and make the pub the focal point of the village. There is the possibility to introduce a food menu and make far better use of the extensive outside areas, particularly during summer months.

ACCOMMODATION

The accommodation briefly comprises;

Ground Floor

Access via an ENTRANCE LOBBY to the front which leads through into the trading areas. These are very traditional in the style and in keeping with the appearance of the building. The MAIN BAR has a wooden topped servery with carpeted flooring and a mixture of perimeter seating and chairs set at loose tables. There is also some booth seating and an open fire. There is also some booth seating and an open fire. There is a small SNUG running off this with a POOL/GAMES ROOM to the rear, this has tile flooring but currently has no seating with just a pool table.

Ancillary accommodation at this level includes former CATERING KITCHEN, which is fitted with a range of units and appliances, although not currently in use, STORAGE AREA, LADIES & GENTLEMAN'S CUSTOMER TOILETS and access to the BEER CELLAR.

First Floor

Owners/managers accommodation which comprises 4 BEDROOMS, KITCHEN, BATHROOM, separate TOILET and LOUNGE.

External

To the side and rear of the property is an extensive CAR PARK for approximately 40 cars with a grassed BEER GARDEN area to the rear.

TENURE

Leasehold: The premises are available by way of a Free of Tie lease of 20 years on full repairing and insuring terms. The guide rent is £22,500 per annum with rent reviews on a five yearly basis and annual RPI increases.

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sun - Thurs 10am to Midnight
Fri - Sat 10am to 1am

Performance of dance and the playing of live music and recorded music:

Mon- Sun 7pm to Midnight

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by North Lincolnshire Council. The 2017 Rateable Value has been assessed at £10,600.

100% small business rates relief might apply to this property.

The domestic accommodation is within Band A for council tax purposes.

SERVICES

We are informed that the property benefits from all mains services.

MINIMUM CAPITAL REQUIRED

The following is a guide on estimated ingoings needed to secure the premises working off a guide rent of £22,500.

Bond	£5,625
First Quarters Rent	£5,625
Wellington Legal fees	£1,500
Stamp Duty	£3,000
Total	£15,750

This is only an estimate and is subject to change pending final lease terms agreed (**in addition, sufficient funds will need to be available for any additional refurbishment works and as working capital**).

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

EPC

The property has an EPC rating of D.



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LOCATION MAP



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SITE PLANS



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FURTHER INFORMATION

For further information please contact: Andrew Spencer at our Leeds office on 0113 234 0304 or email andrew.spencer@fleurets.com

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