



IDYLIC VILLAGE PUB, IMMACULATE CONDITION INSIDE & OUT, FULLY RENOVATED & REFURBISHED, LARGE LEVEL GROUND SITE, LEISURE POTENTIAL, 4 TOURING HOOK-UP'S, LOUNGE BAR, SNUG/DINING, TURN-KEY OPPORTUNITY

The Victoria Tavern, Mill Lane, Hogsthorpe, Lincolnshire, PE24 5NF



Offers Around £350,000

Freehold

LOCATION

Located just off the A52 on the east coast of Lincolnshire between the coastal resort towns of Skegness, Ingoldmells and Mablethorpe.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

THE BUSINESS

Beautifully presented inside and out having benefited from substantial recent refurbishment this welcoming village pub is located in a pretty, rural village and yet only a few miles from the thriving east coast resort towns of Skegness, Ingoldmells and Mablethorpe. Owned and operated by our clients for the past 7 years the Victoria Tavern offers a perfect opportunity to own a very nice pub readily manageable by a two person team.

THE PREMISES & TRADING FACILITIES

Occupying an extensive lawned level ground site which includes 4 hook-up's for tourers, the trading facilities comprise a comfortable lounge bar and a separate snug lounge which could provide an additional dining facility. The kitchen is fitted to a high standard domestic specification, excellent ancillary facilities. Extensive first floor accommodation could provide letting bedrooms.

OWNERS ACCOMMODATION

Extensive and superbly presented accommodation well above standard comprises 4 rooms, one of which has en-suite facilities, and a separate shower room.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers are sought in the region of £350,000 for the freehold and trade fixtures and fittings.

REFUNDABLE DEPOSITS

Our policy is for the Purchaser to lodge a preliminary, fully refundable deposit as an act of good faith and commitment to proceed. In the event the sale does not proceed to an exchange of contracts for any reason the deposit will be refunded to them in full upon request.

MONEY LAUNDERING

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchasers will be required to produce proof of identity and residence. For a Company anybody owning 25% or more must provide the same.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.