

The Ship Inn, Lincolnshire

11085



COMPREHENSIVELY REFURBISHED
FREEHOUSE & RESTAURANT SUPER
LOCATION 1 ACRE SITE DINING 80+
IMPRESSIVE TRADING AREAS PLUS
GREAT GARDENS

The Ship Inn, Northgate, Pinchbeck,
Spalding, Lincolnshire, PE11 3SE

**OFFERS OVER £350,000
FREEHOLD**

LOCATION

A highly regarded, picturesque village situated on the Cambridgeshire/Lincolnshire borders located approximately 15 miles north east of Peterborough and 10 miles east of Bourne.

VIEWING ARRANGEMENTS

Strictly by appointment only via the Nottingham office of Davey Co on nottingham@daveyco.com or 0333 200 8788.



YOUR OFF MARKET BUSINESS LOCATOR.

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YOUR SMART BUSINESS LOCATOR



THE BUSINESS

A highly desirable freehouse and restaurant, comprehensively refurbished within the last 18 months with main bar, snug, restaurant and function room. The business currently trades limited hours only therefore offering potential to develop. Gross weekly sales are approximately £9,500 with trade split 60% dry sales to 40% wet.

THE PREMISES & TRADING FACILITIES

The ground floor trade area includes an excellently presented main bar with solid wood bar servery and wood burner, a snug area with customer seating and multi stove burner, a restaurant which can comfortably accommodate 70 customers and a function/meeting room for a further 16 covers. Ladies and gentlemen's WC facilities and a catering kitchen serve the main trade areas, whilst to the first floor is 1 bedroom owners accommodation. The property is set in around 1 acre of land and boasts an attractive lawned garden, raised deck trading area with customer seating and additional seating to the front area.

TRADING INFORMATION

We are advised by our clients that the business produces a net turnover in the region of £330,000 excluding VAT with a split on trade 60% food sales to 40% wet sales. Further accounting information will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Situated to the first floor is a 1 bedroom flat with lounge, kitchen, double bedroom and bathroom.

TRADE FIXTURES & FITTINGS

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

TENURE

We are advised the premises are freehold.

VAT

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

EPC

The energy rating is C.

GUIDE PRICE

Offers over £350,000 are sought for the freehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



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