



VILLAGE PUB RESTAURANT, COMPREHENSIVELY REFURBISHED, REFITTED & IMMACULATELY PRESENTED THROUGHOUT, LOUNGE BAR & DINER, PUBLIC BAR & GAMES ROOM, GARDEN TRADING, 60% WET TRADE.

The Royal Oak, High Street, Martin, Woodhall Spa, Lincolnshire, LN4 3QT



Offers Around £315,000 Freehold or £28,500 Leasehold

LOCATION

Centrally located within the village which is situated around 5 miles west of Woodhall Spa in Lincolnshire

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

Owned and operated by our clients for the past 7 years over which time they have completed a comprehensive scheme of refurbishment and refitting to provide a superbly presented village pub restaurant of manageable size. This highly regarded village is within easy reach of the spa town of Woodall Spa with highly acclaimed golf course and home to the National Golf Centre. Solid trading platform comprising of 60% wet to 40% food with further potential for ambitious new owners.

THE PREMISES & TRADING FACILITIES

Impressive trading facilities comprise a welcoming lounge bar with log burner, comfortably furnished and opening through to a dedicated dining area with carvery station and doors opening onto the outside trading terrace and gardens. There is a separate public bar and games room with pool table (owned) and a darts throw. The commercial catering kitchen is recently refitted, in immaculate condition and is well equipped. Excellent newly refitted WC facilities and ancillary areas.

TRADING INFORMATION

We are advised the business produces annual sales of around £200,000 comprising around 60% wet to 40% food. Accounts will be made available to genuinely interested parties who have viewed the business.

OWNERS ACCOMMODATION

Exceptional private accommodation comprising 3 rooms a fitted kitchen and a bath/shower room

TRADE FIXTURES & FITTINGS

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

TENURE

Freehold. Our clients will also consider granting a lease over a term of years to be agreed with a commencing rent in the order of £26,000 p.a., to include a freehold purchase option.

VAT

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

GUIDE PRICE

Offers around £315,000 freehold or alternatively a premium of £28,500 to include a new lease, goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

EPC

The energy rating is C.

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.