

The Mayflower at Austerfield, South Yorkshire

20663



SMARTLY PRESENTED INN, PUB, RESTAURANT & FUNCTIONS VENUE, EXCELLENT SPECIFICATION, LOUNGE BAR & DINING 100+, FUNCTION/EVENTS SUITE 100+, 3 E/S LETTING ROOMS, GREAT OUTSIDE TRADING FRONT & REAR.

The Mayflower at Austerfield, High Street, Austerfield, Bawtry, South Yorkshire, DN10



**Offers On £575,000 Freehold or
Offers Over £40,000 Leasehold**

LOCATION

Located a mile or so from the historic market town of Bawtry on the South Yorkshire & Nottinghamshire borders.

VIEWING ARRANGEMENTS

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

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Head Office: 18 The Ropewalk, Nottingham, NG1 5DT
T: 0333 200 8788 E: sales@daveyco.com W: daveyco.com



TOP 50 GASTROPUBS



THE BUSINESS

Offered for sale either freehold or on a new private commercial lease with freehold purchase option. Highly impressive inn, pub, restaurant, functions and events venue offering an exceptional opportunity to acquire a multi faceted site of depth with genuinely enormous trading potential capable of achieving net annual sales of over £750,000 excluding VAT.

THE PREMISES & TRADING FACILITIES

Impressively presented throughout, fitted to a high specification with a lounge bar and dining for 100 plus covers, a self contained functions suite with independent external access and outside trading terrace and 3 excellent letting bedrooms with quality furnishings and en-suite facilities. Great outside trading areas front and rear, large customer car park. Highly impressive commercial catering kitchen facilities and ancillary areas.

OWNERS ACCOMMODATION

A staff studio, formerly being a letting bedroom with en-suite facilities.

TRADE FIXTURES & FITTINGS

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

TENURE

Freehold. Our client will also consider a sale on a leasehold basis on a new commercial lease with a commencing rent of £35,000 p.a. Further details via the sole selling agents.

VAT

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

GUIDE PRICE

£575,000 for the freehold, alternatively a premium of offers over £40,000 is sought for the leasehold of the premises and trade fixtures and fittings. Stock to be purchased separately at valuation.

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.