

For Sale

The Queens Head
Station Road
North Kesley Moor
Market Rasen
LN7 6HD

- Substantial Freehold Public House
- Accessible location near to Lincolnshire Wolds AONB
- Approximately 80 covers internally with good sized beer garden and children's play area
- 5 purpose built letting rooms and 2 additional owners apartments
- Potential to operate as a public house or redevelop to alternative uses (subject to planning permission and other consents)
- Total site area of approximately 0.36 acres



Location

The Queens Head is located approximately 1.5 miles east of North Kesley; a rural settlement within the township of Market Rasen, Lincolnshire. The larger settlement of Caistor is situated approximately 3 miles to the east of the subject property. The area benefits from good connections to regional and national road networks with J5 of the M180 conveniently situated approximately 9.5 miles north of the property. The A46 and A1773 are situated approximately 3.5 miles to the east.

The property occupies a prominent corner position on Owmbly Lane / Station Road, the latter of which provides a direct connection between North Kesley and Caistor.

The surrounding location is rural in nature and comprises a number of residential, agricultural and small business uses. The property lies approximately 4 miles west of the Lincolnshire Wolds; an Area of Outstanding Natural Beauty (AONB).

Description

The property comprises a substantial, two storey public house of traditional construction which has been extended (circa 2003/2004) to provide additional letting accommodation.

Internally, the main building briefly accommodates a bar (10 covers), lounge (18 covers), coffee lounge (10 covers), restaurant (42 covers), commercial kitchen, ancillary service areas, beer cellar and customer toilets. Please note that the number of covers has been estimated.

The main building has been extended by way of a purpose built annexe, containing five, self-contained bedrooms designed to accommodate 10 beds. Each bedroom benefits from en-suite facilities.

There are two flats available to the owner/manager. The first comprises a three bedroom flat located on the first

floor of the main building and the other comprises a two bedroom flat located on the first floor of the annexe.

Externally, the property benefits from a good sized beer garden/children's play area and on-site parking suitable for 15 to 20 cars.

The property has a total site area of approximately 0.36 acres.

Trading Potential

The property has most recently traded as a traditional pubic house serving food and drink with additional 'bed & breakfast' accommodation.

Although no trading information is available, The Queens Head appears to be well regarded by patrons. As of June 2020, the venue is rated 5/5 on Tripadvisor (16 reviews), 4.6/5 on Google Reviews (45 reviews) and 4/5 by The Good Pub Guide (47 reviews).

There is plenty of scope for an publican or restaurateur to build upon this good reputation. The property benefits from multiple potential income streams from both traditional wet and dry sales as well as letting accommodation.

Licensing

We understand that a licence for the sale by retail of alcohol was previous granted under the Licensing Act 2003 (Premises Licence 32UHB50021). The times granted were 11:00 to 23:00 Monday to Saturday and 12:00 to 22:30 on Sunday.

Interested parties should make their own enquires directly with the Licensing Department of West Lindsey District Council on 01427 676 676 or licensing.2003@west-lindsey.gov.uk.

Planning & Development Potential

The property has most recently operated as a public house/accommodation establishment and we assume

that the property holds the appropriate permissions for this use.

The property provides potential for various development options such as residential conversion, subject to planning and other consents.

We advise interested parties to make enquiries with the local planning authority, West Lindsey District Council on 01427 676 676 with regards to existing planning and potential uses.

Tenure

The property is held on a Freehold basis under HM Land Registry Title Numbers: LL45641 and LL141828.

Business Rates & Council Tax

We understand that the commercial elements of the property have a Rateable Value of £9,900. We understand that the residential flat is allocated within Council Tax Band A. We advise interested parties to make their own enquires with the Valuation Office Agency.

Energy Performance

The property has an EPC Rating of C (71).

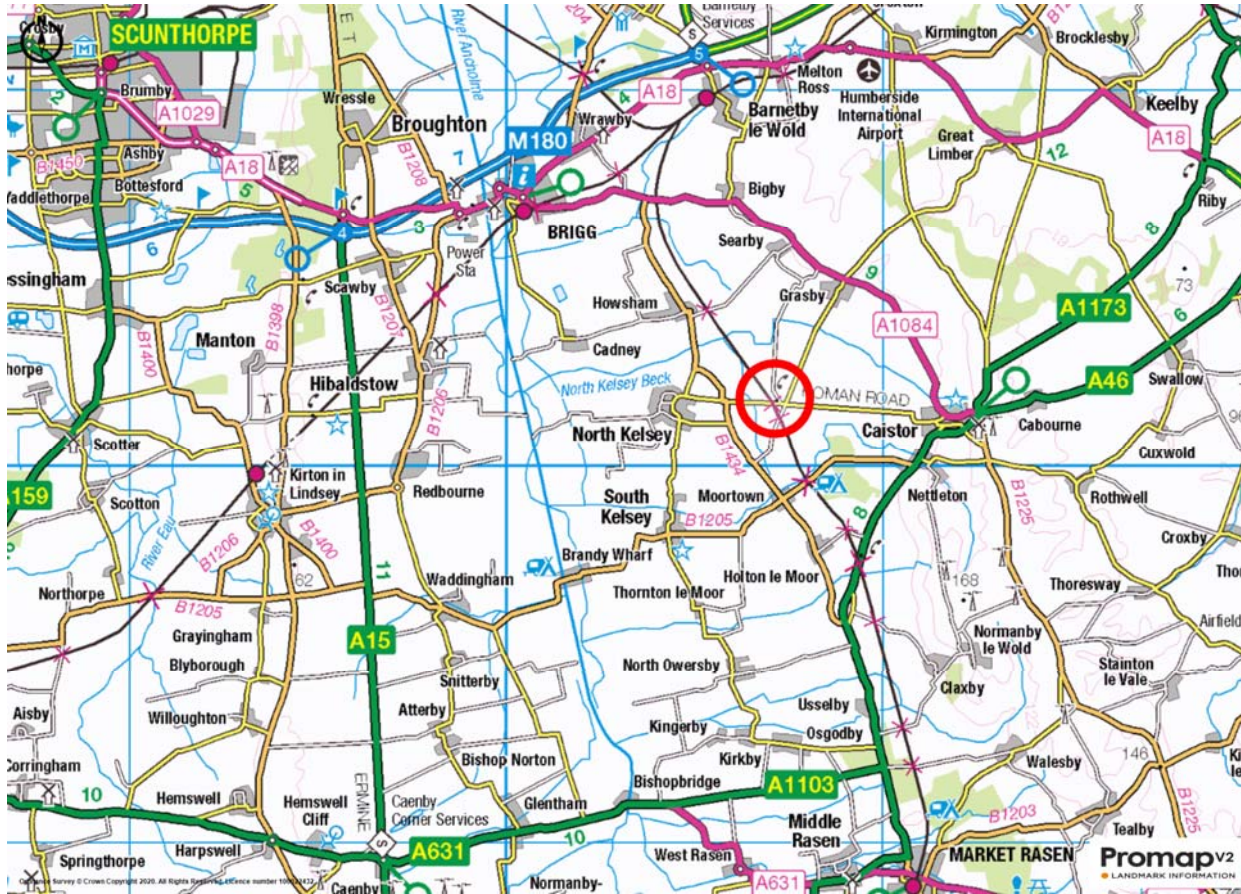
Fixtures and Fittings

The Receivers are unable to confirm the ownership of the fixtures and fittings and interested parties are recommended to satisfy themselves with their own enquires.

Services

We have not confirmed the availability of services and interested parties are advised to make their own enquiries in relation to the availability, capacity, suitability and location of services.





Proposal

We have been instructed to invite offers for the Freehold interest.

Please note that the Receivers will not be able to provide any warranties, indemnities or title guarantees as part of the conveyance of the property. In addition, the Receivers' solicitors will prepare the contract and transfer. Interested parties are requested to ensure that their legal advisors are aware of these points before making an offer.

The Receivers are under no obligation to accept the highest or indeed any offer received.

VAT

Confirmation of the VAT position has been sought from HMRC. The Receivers reserve the right to charge VAT if applicable.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, satisfactory proof of the purchaser's identity and source of funding will be required prior to instructing solicitors.

For further information or an appointment please contact:

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