

£2,000 Per Month

3021.00 sq ft

Church Lane Kirkby-La-Thorpe, Sleaford NG34 9NU

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Summary

A fantastic opportunity to lease a well-known pub and restaurant with excellent potential to restore it to its former success. Prominently located on the A17 in the popular semi-rural village of Kirkby-la-Thorpe, just 2.5 miles from Sleaford, the property benefits from excellent road access, an established trading location, generous parking, and a rear garden. This is an ideal opportunity for an experienced operator looking to establish or expand a hospitality business in a highly visible and accessible location.

The property extends to approximately 342 sqm (3,681 sqft) over two floors. The ground floor comprises a welcoming bar, lounge and dining areas, a restaurant, and a commercial catering kitchen, creating a ready-to-operate hospitality venue. The first floor includes a self-contained three-bedroom flat with separate access, making it ideal for owner or manager accommodation, or alternatively staff use.

Externally, the property benefits from a generous rear garden and a substantial customer car park with space for approximately 30 vehicles, providing ample parking for visitors and supporting high trading potential.

The property has an established planning use as a pub, bar, and restaurant. It has a rateable value of £10,500, and eligible occupiers may qualify for business rates relief (interested parties should contact North Kesteven District Council to confirm eligibility). Mains electricity, gas, water, and drainage are connected, and the property has an EPC Rating of C.

Key Features

- Prominent A17 roadside location
- Fully equipped pub and restaurant
- Three-bedroom self-contained flat
- Large customer car park for approximately 30 vehicles

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:
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