

RAPLEYS

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0370 777 6292

FOR SALE

Freehold Public House with Vacant Possession

Wheatsheaf Inn, High Street, Swineshead,
Boston, Lincolnshire PE20 3LJ

CONTACT **Jonathan Jones**
07917 032674 | jonathan.jones@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com



Grade II listed vacant public house

Freehold for sale

Village location

Large car park to the rear

Managers accommodation
consisting of a three bedroom
flat

Four additional letting rooms

0.13 hectare (0.31 acre)

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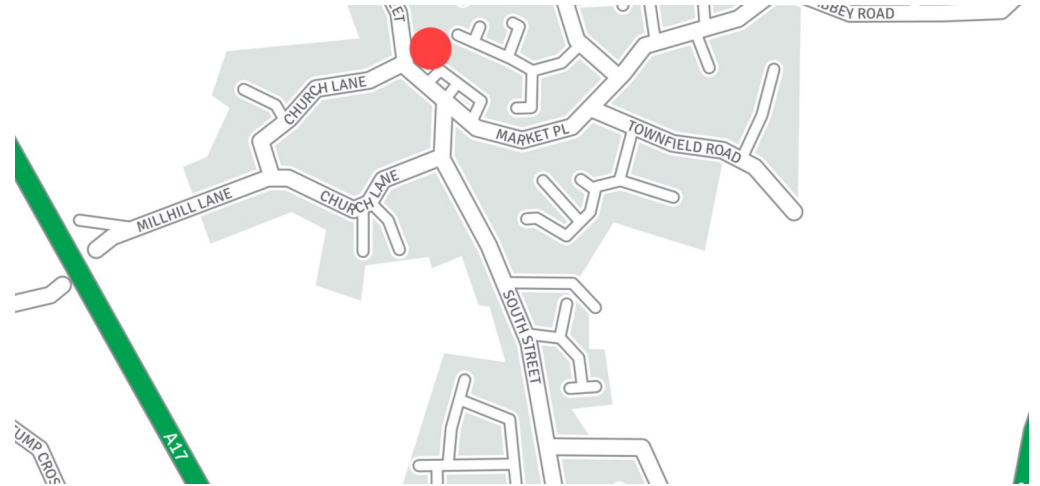
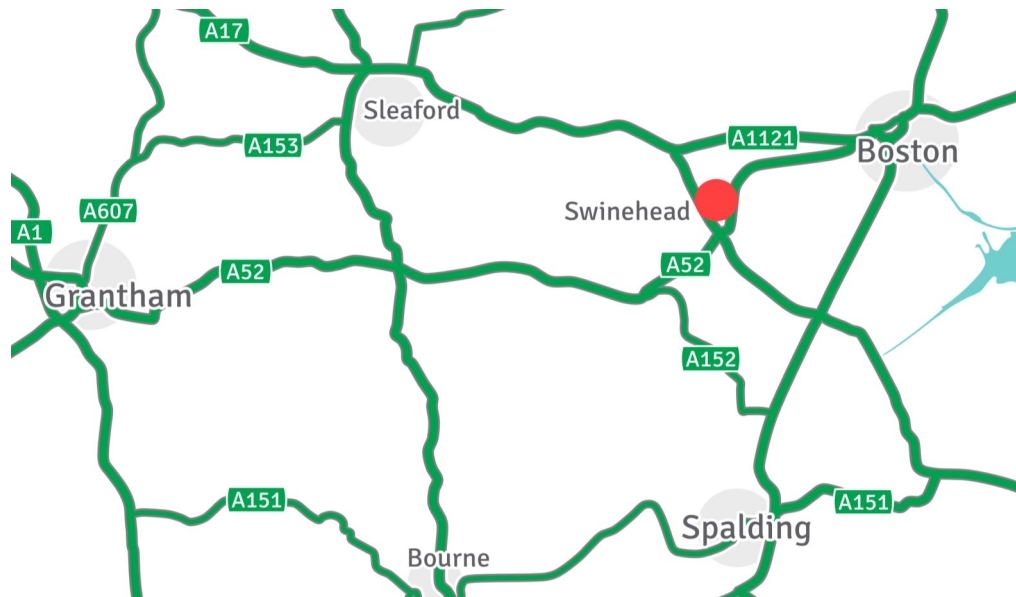
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Location

The property is situated in the village of Swineshead approximately 7 miles to the west of Boston, Lincolnshire. Lincoln is the closest city located approximately 30 miles to the north.

Swineshead is in close proximity to the A17 which provides good road links to the wider Lincolnshire network. Approximately 2 miles to the North of Swineshead is a train station that provides access to services on the Skegness-Nottingham line.

Nearby occupiers include **Arts Coritani Fine Art**, **Colin Luesby Interiors**, **Jessop's The Bakers**, **Mon-Ami Children's Nursery**, **Premier Stores** and **The Green Dragon Public House**.



Description

The Wheatsheaf Inn is a traditional public house located within the village centre of Swineshead. The property is Grade II listed and is situated within a Swineshead conservation area.

The ground floor of the property consists of two bars plus seating areas, an area previously used as kitchen and w/c facilities. At first floor level there is a separate function room with a self contained bar. Outside of the public house to the rear is a paved area previously used as a beer garden along with a grassed lawn. There are two outbuildings that are accessed via the car park/beer garden

At first floor level there are four additional letting rooms with en-suite facilities accessed via an internal staircase that is shared with the managers accommodation. The second floor is currently demised exclusively to the managers accommodation that consists of a kitchen, lounge, three bedrooms and a bathroom.

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Planning

The property benefits from existing A4 planning for public house use. The building is Grade II listed and falls within the Swineshead conservation area. In addition, the property has been registered on Boston Borough Council's register as an Asset of Community Value. Interested parties are advised to make their own enquiries with the local authority in regards to alternative uses.

Accommodation

The trading area of the property comprises the following approximate net internal areas:

	Sq m	Sq ft
Beer cellar	Not inspected	
Ground floor trading	144.92	1,560
First floor trading	62.41	672
First floor letting room 1	18.28	197
First floor letting room 2	11.95	129
First floor letting room 3	13.45	144
First floor letting room 4	18.62	200
Second floor	75.59	813
Total	345.22	3,715
	Acres	Hectares
Site area	0.31	0.13

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

The property is for sale freehold and will be available with vacant possession.



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Terms

Please submit any offer via email to **Jonathan** or **Richard**, to include:

- Details of any conditions attached to the offer
- Confirmation of funding for freehold offers or financial information for proposed tenants
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion of a transaction
- Track record of the applicant

Our client reserves the right not to accept the highest or any other offer received.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Rating

We are advised that the Rateable Value for the property is £14,750 (based on 2017 rating) and the UBR for 2019/20 is 49.1p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on www.gov.uk/calculate-your-business-rates.

Ancillary outbuildings:

Building 1 has a gross external area (GEA) of approximately 94.76 sq m (1,020 sq ft).
Not internally inspected.

Building 2 has a gross external area (GEA) of approximately 35.88 sq m (386 sq ft).
Not internally inspected.

Energy Performance

Energy Performance Asset Rating: D.

Viewing

Please contact the sole agent to register your details in advance.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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