



Fully Equipped & Trading Public House with Living Accommodation

The Old Angel Inn, 2 Wragby Road, Bardney, Lincoln, LN3 5XE

Rent £26,000 Per Annum

This is a rare opportunity to continue running a highly successful Public House which is being offered fully equipped for the new occupier to continue trading. The pub has an excellent reputation for food and drink and in addition to the large open-plan pub, which includes ample seating areas, a pool room and snug with log fire etc, there is also a separate dining room/function room and fully equipped kitchen with ancillary stores. At first floor level, there is a spacious two bedrooomed apartment comprising a living room, two good-sized bedrooms, bathroom and kitchen. Externally, the pub has a large outdoor covered seating area and generous car park beyond.



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LOCATION

The property is located centrally within Bardney, a popular village located approximately 9 miles east of Lincoln and benefitting from a range of local amenities including a range of shops including a Post Office and a Primary School. Bardney has a population of circa. 2,000 residents.

DESCRIPTION

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The premises are being offered fully equipped. A detailed inventory of equipment included in the sale is available to all seriously interested parties.



SERVICES

Mains drainage, gas, electricity and water are connected. A gas fired central heating system is installed serving radiators throughout.

EPC Rating – C.

LEASE TERMS

The premises are available to let for a term of years to be agreed on a conventional Full Repairing & Insuring basis. The ingoing Tenant will be responsible for the payment of any upfront deposit of £10,000 and rent will be paid monthly in advance.

The ingoing Tenant will be responsible for a referencing fee of £150, including VAT, together with a Lease preparation fee of £600 inc VAT.

BUSINESS RATES/COUNCIL TAX

The Public House Rateable Value is £12,500

Small Business Multiplier (2024/2025) 49.9p in the £. The property may qualify for small business rates relief.

It may be possible to obtain Hospitality Small Business Rates Relief, depending on individual circumstances.

The Council Tax Band for the living accommodation is Band A.

VAT

VAT is payable at the prevailing rate.

NOTE

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants should satisfy themselves as to their condition.

VIEWINGS

By prior appointment through Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

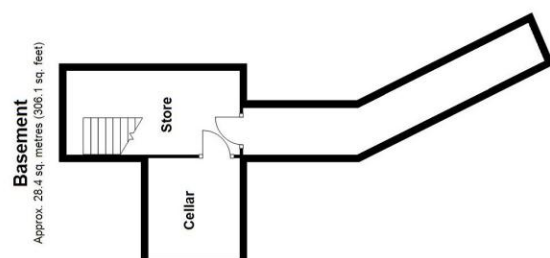
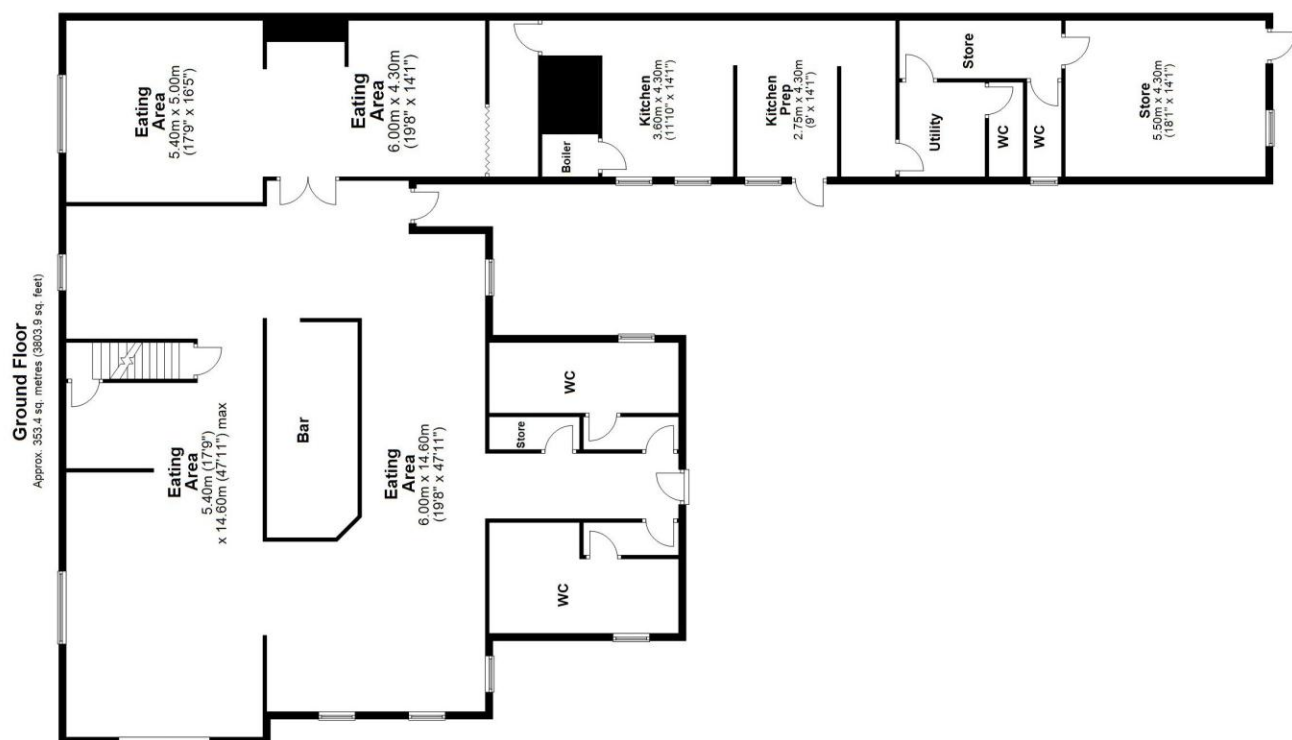
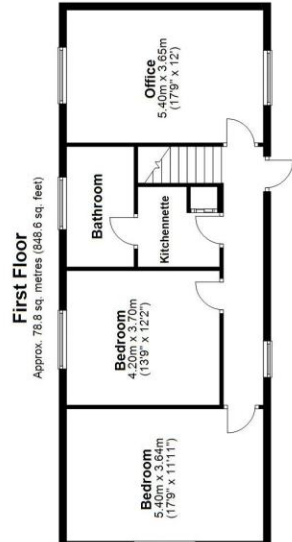
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 480.7 sq. metres (4958.6 sq. feet)
Robert Mundyson (Intelligent Property Net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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