

OLD THATCHED INN

Main Street, Stanton Under Bardon, Markfield, LE67 9TQ

FREEHOLD: £495,000 | REF: 5752423

CHRISTIE & CO

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KEY HIGHLIGHTS

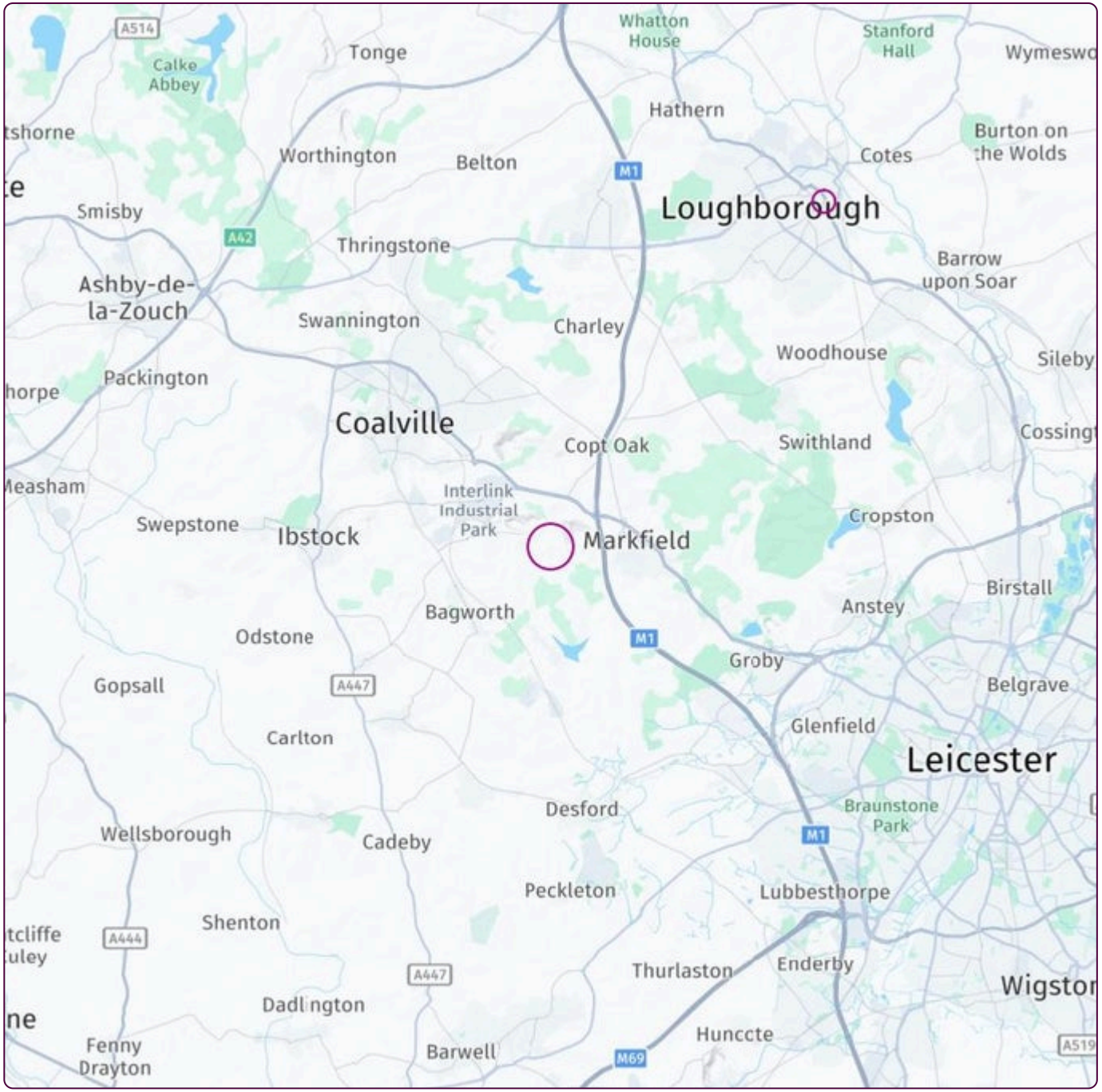
- Village pub
- Restaurant (c.50), Lounge (c.25) and Snug
- Large car park and beer garden (c.80)
- 16th century building
- Two-bedroom managers accommodation
- 0.36 acres | Energy rating C

LOCATION

The Old Thatched Inn occupies a prominent position within the desirable village of Stanton under Bardon in north west Leicestershire, an attractive rural location situated between Coalville and Leicester.

The village benefits from a strong local residential population whilst also attracting passing trade from surrounding village and benefits from being located just off Junction 22 of the M1.

The property's accessible location, combined with ample on-site parking and extensive outdoor trading areas, makes it well positioned to serve both local customers and destination visitors.









DESCRIPTION

The Old Thatched Inn is a traditional public house offering a well-balanced mix of food, drink and community-led trading opportunities. The property presents an excellent opportunity for owner-operators or investors seeking an established hospitality venue with significant outdoor trading space and self-contained owner's accommodation.

INTERNAL DETAILS

Internally, the pub comprises a welcoming 50-cover restaurant area complete with a dedicated carvery station, providing an ideal setting for food-led trading.

A central dual-bar servery serves the various customer areas, whilst a separate lounge and games room offers space for darts and pool and can comfortably accommodate between 25 and 30 customers.

Supporting facilities include a small commercial kitchen and customer WC facilities. The cellar is located on the ground floor next to the bar.




heart






QUIZ

OWNER'S ACCOMMODATION

Above the pub is a well-presented owner's flat comprising two bedrooms, a bathroom, and an open-plan kitchen, living and dining area, providing convenient on-site accommodation for operators.

FIXTURES & FITTINGS

The Seller reserves the right to remove any third-party items, including
branded items, gaming machines, dispense and beer flow monitor equipment and cellar cooling.

TRADING INFORMATION

Headline trading information will be made available to qualified buyers.

VAT

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any perspective purchaser consults an accountant.

TRADING HOURS

Monday - Sunday: 12 Noon to Midnight

TENURE

Freehold











EXTERNAL DETAILS

Externally, the property occupies a substantial plot extending to approximately 0.36 acres. The site benefits from a large customer car park and extensive rear beer garden with seating for approximately 80 customers, creating an attractive outdoor trading environment during warmer months and for events. A further front beer garden provides seating for around 20 customers and enhances the property's street presence and curb appeal.







DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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