



# The Plough

*Market Place  
Binbrook  
LN8 6DE*

*Freehold: £295,000*

Ref: 5752386

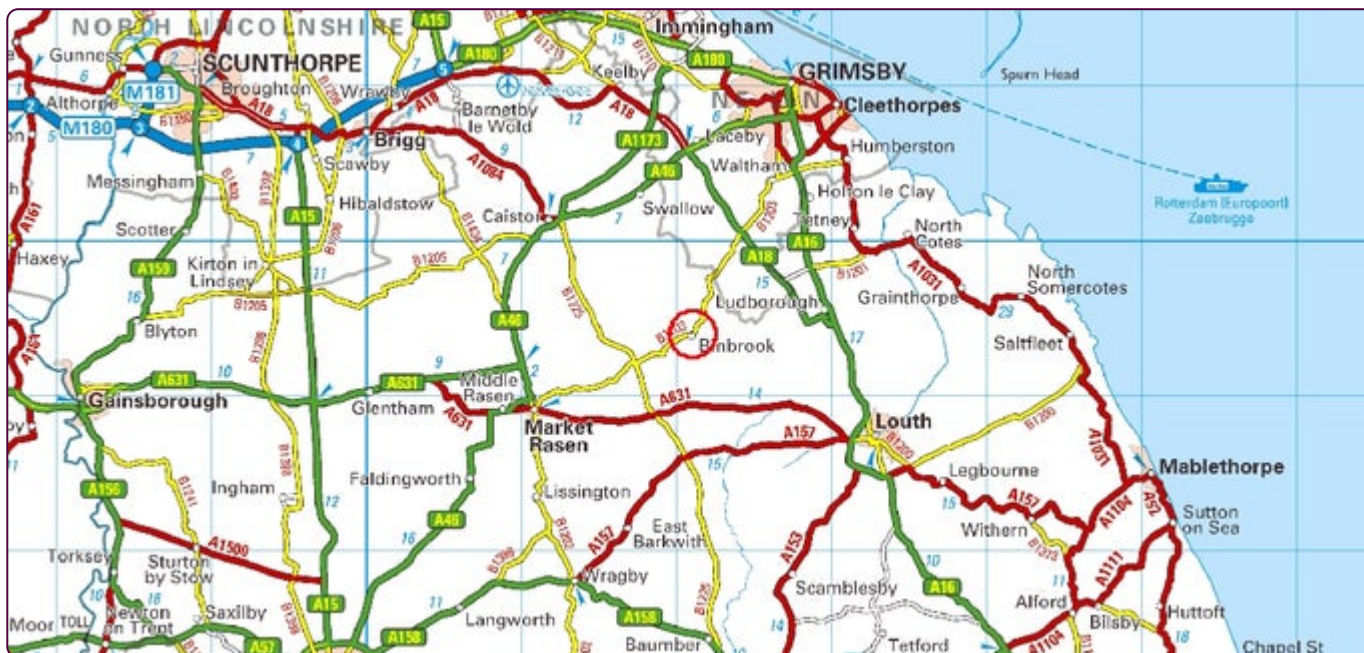
## KEY HIGHLIGHTS

- Vacant pub and restaurant
- Popular Lincolnshire Wolds position
- Prominent frontage and spacious accommodation
- Outside decked seating and beer garden
- Commercial kitchen
- Energy Rating D



## LOCATION

The Plough is located in the beautiful Lincolnshire Wolds. It is approximately 9 miles from Louth, 12 miles from Grimsby and around 25 miles from Lincoln. Market Rasen racecourse is approximately 10 miles and the nearest train station is 8 miles. A significant advantage of The Plough is the limited number of nearby pubs – at the time of writing the immediate surrounding areas including Brookenby do not have a serving pub making The Plough an ideal opportunity. The population of the Binbrook ward is circa 2,400 people with the surrounding Wolds and Brigg area containing over 11,000 residents.



## ACCOMMODATION

- Circa 56 internal covers
- Two snug areas and a main bar/dining area with snooker table
- Commercial kitchen
- Generous car park and outside trading area
- First floor living accommodation
- Customer toilets and good-sized cellar
- Outside decked seating and beer garden circa 40 covers







## THE OPPORTUNITY

The Plough is a village pub and restaurant with a prominent frontage located in a central position. This competitively priced freehold opportunity requires internal inspection to appreciate the space and opportunity available. Available with vacant possession, there is a good-sized trading area including two snug areas and a further main bar area which could accommodate over 50 covers in total. In addition, there is a sizeable outside area providing potential further seating for around 40 covers.

Traditionally the site has operated as a wet led business serving a variety of local teams, offering live sport showings and also gaining visitors from local attractions including Cadwell Park, Hubbard's Hill Park and the large number of visitors to the Wolds for its historic sites, walks and bike rides.

Viewing is recommended to appreciate the full offering, the opportunity and its position.

## FIXTURES & FITTINGS

The fixture and fittings are included within the sale.

## BUSINESS RATES

The 2023 Rateable Value has been assessed at £8,500. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## REGULATORY

We understand the premises is fully licenced and free of tie.



## 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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### CONTACT

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## CONTACT

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



### ALEX REX

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#### CONDITIONS OF SALE

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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.

