



The Waggon & Horses

*Main Road
South Reston
LN11 8JQ*

Freehold: £450,000

Ref: 5752388

KEY HIGHLIGHTS

- Traditional pub with 18 pitch campsite (STP)
- Also contains a site shop
- Bar & restaurant with 90 covers
- Three bed owner's accommodation
- Energy rating C
- Projected Annual Turnover Y/E April 2026
£392,499



LOCATION

The Waggon & Horses is the only pub and convenience store in the small village of South Reston, on the edge of the Lincolnshire Wolds

In a prominent position on the A157 approximately seven miles from Louth, eight miles from Mablethorpe and six miles from Alford, it is extremely well placed and attracts regulars and tourists from coastal areas, the Wolds and beyond.



INTERNAL DETAILS

Entering from the front, you are greeted by a welcoming and characterful lounge area with three sections, all feature filled with wood-panelled walls and ceiling beams.

The well-stocked bar has three hand pulls and five taps, along with ample room for bar stool seating.

The village store is located off the lounge section that has the pool table and TV.

The cosy middle lounge section is directly opposite the well-stocked bar and has an open fire.

The third section of the lounge offers a larger seating area adjacent to the restaurant, with access to the toilets and side entrance.

The spacious restaurant area has its own service bar and leads through to the large conservatory dining/function room, which has a disabled toilet off.

Well equipped commercial kitchen on the ground floor to the rear of the property, with several freestanding fridge and freezer units and generous worktop space.

The cellar is equipped with six gantries for ales and is located on the ground floor.

Please see the floorplans for further information.



DESCRIPTION

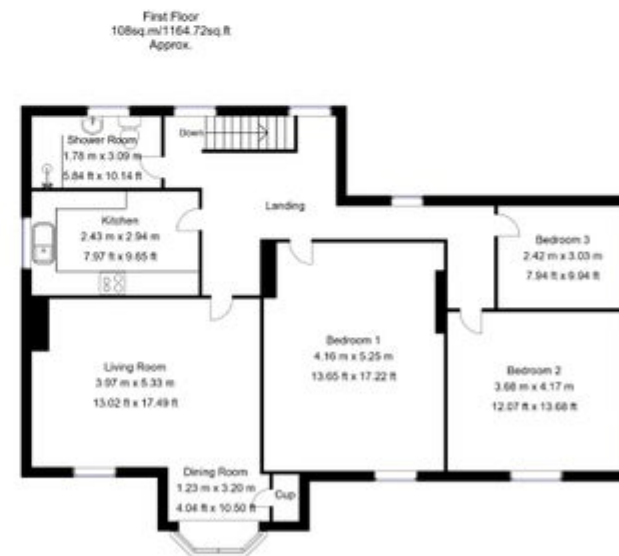
The Waggon & Horses is a well established long running pub, restaurant and camp site with an excellent reputation and long standing client base. It has been family run for a number of years and the current owner is looking to sell the site on a freehold basis to facilitate their retirement. The seller has offered to do a handover period with any potential purchaser.





OWNER'S ACCOMMODATION

The well presented three-bedroom owner's accommodation is on the first floor and offers two large bedrooms, a smaller bedroom/study, a modern bathroom with a large walk-in shower, a kitchen and a generous living/dining room.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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THE OPPORTUNITY

The Waggon & Horses is a wonderful opportunity for a couple or family looking for a large successful 'year-round' traditional destination pub with dining, that sits at the heart of a village community and has a popular caravan and camping site along with a village store.

FIXTURES & FITTINGS

Fixtures and fittings are included with the exception of items that are personal to our clients.

TENURE

Freehold

TRADING INFORMATION

Turnover year ending February 2026 £309,785

Turnover year ending February 2025 £346,200

TRADING HOURS

Monday 10:00 - 21:00

Tuesday 10:00 - 21:00

Wednesday 10:00 - 22:00

Thursday 10:00 - 22:00

Friday 10:00 - 00:00

Saturday 10:00 - 22:00

Sunday 10:00 - 22:00





EXTERNAL DETAILS

The front of the property stands in a prominent position, with an appealing mock-Tudor appearance and attractive stained glass windows.

There is a large car park, beer garden and conservatory.

The 0.9 acre caravan and camping site with 18 pitches (STP) including eight electric hook-up points is accessed via the car park and has toilet and shower facilities, along with a fresh water tap, washing up facilities and a chemical toilet waste point

The facilities block to the caravan and camping site also has two garages

Additional external storage for goods and equipment to the rear of the pub, along with a laundry room

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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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.

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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:



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