



THE MANNERS ARMS

6 Croxton Road, Knipton, Grantham, NG32 1RH

LEASEHOLD: PRICE ON APPLICATION | ANNUAL RENT: £45,000 + TURNOVER SHARE | REF: 5752404

KEY HIGHLIGHTS

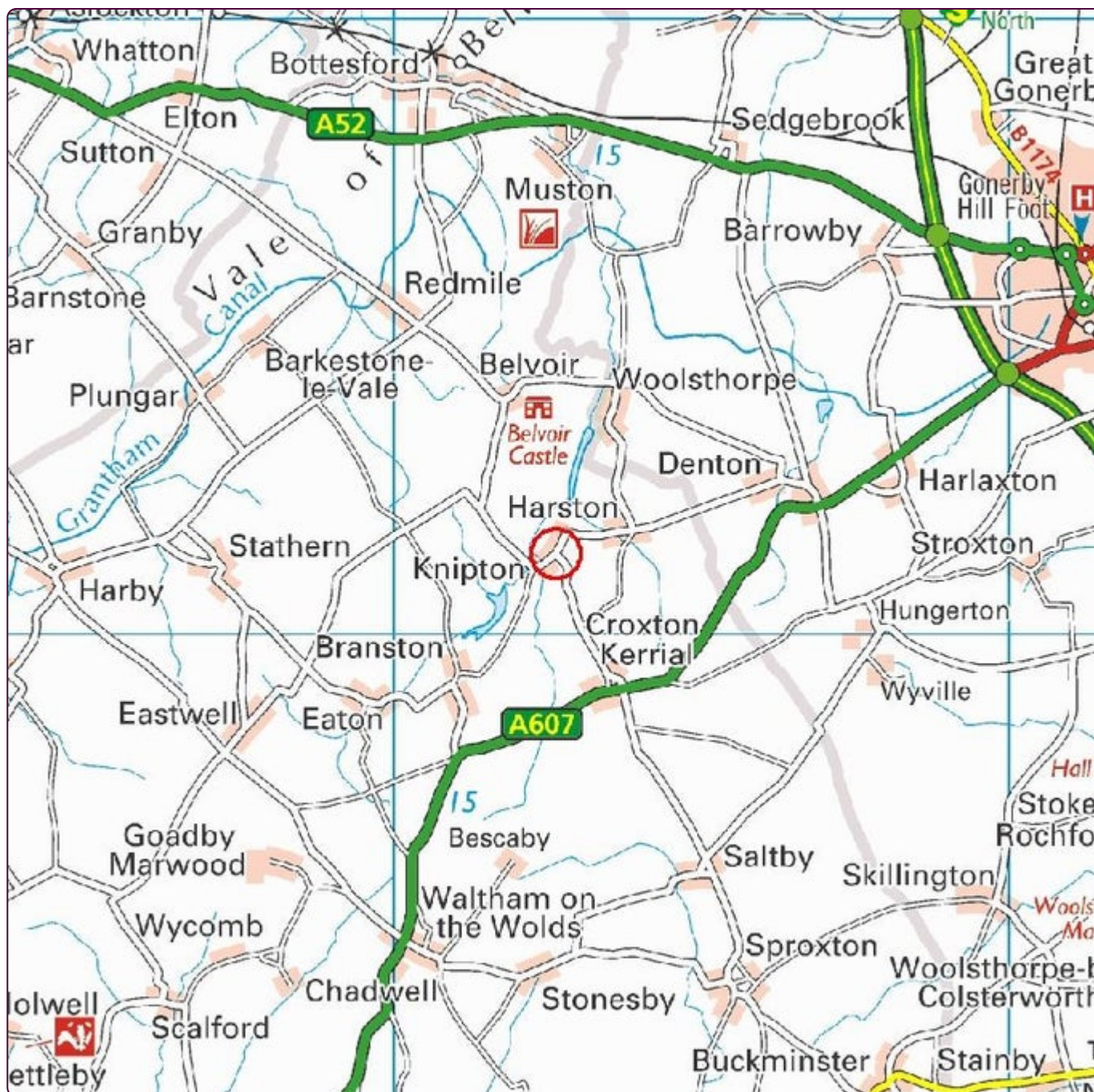
- Stunning Period Country House
- 10 En-suite Bedrooms
- Elegantly renovated Bar & Restaurant
- Part of the Belvoir Estate
- Free of tie | New Lease
- EPC Rating C

LOCATION

Knipton is a village in the Vale of Belvoir, in the Melton district, North Leicestershire, within 10 minutes of Belvoir Castle, 15 minutes from Grantham and 20 minutes from Melton Mowbray.

The village is accessed just off the A607 and close to major roads including the A1, A52 and A46.

Belvoir Castle acts as a major attraction with its historic grounds and castle, as well as annual events calendar.





DESCRIPTION

The Manners Arms is a charming and elegant Country House restaurant and hotel. The late 18th century former residence was converted to a public house in the late 20th century and now stands as a striking hospitality venue in an affluent area.

The venue boasts a formal dining room, orangery and separate bar area, 10 en-suite bedrooms and additional outbuildings on well kept grounds



INTERNAL DETAILS

The main building consists of a bar area, two dining areas, with a main dining room and orangery. Back of house includes a cellar and commercial kitchen. The kitchen requires investment to commence trade, dependant on the requirements of a new operator.

The 10 letting rooms are located on the first and second floor. Most of the rooms are large doubles with en-suites. two of the rooms are smaller single rooms that could be offered as part of a family package.

The whole main property has been refurbished in keeping with the countryside aesthetic of the building and the surroundings.

FIXTURES & FITTINGS

The site has been recently renovated to a high specification and trading areas are fitted ready for a new tenant. The kitchen requires specific investment, pending the operators requirements.

The owners would be seeking for an annual charge for the existing fixtures and fittings, but the terms are flexible as part of fuller discussions.

LETTING ACCOMMODATION

There are 10 en-suite letting rooms. the rooms vary in size but are in a generally excellent state of decor. Some of the en-suites have undergone further recent renovation. All the rooms are located within the main house

THE OPPORTUNITY

A new lease is available for an experienced operator to commence trade without the need of conducting any significant renovations.

The primary trade opportunity is for a coaching inns operator to re-introduce a quality food and drink offering, alongside the letting rooms.

The venue has history of hosting weddings, functions, numerous events such as classic car meet ups.





EXTERNAL DETAILS

The property is set on a large plot with two entrances.

The main entrance to the site welcomes you to a large gravelled car park at the front of the building, with an extensive lawned area with mature tree line.

To the far side of the building, there is a large south west facing patio, and further tree lined area suitable for external trading, events functions and weddings.

The rear entrance to the site acts as a trade and staff entrance, with plenty of space to the rear of the site. Additional storage buildings and old outbuildings have variable usage opportunities.



OWNER'S ACCOMMODATION

There are additional outbuildings, one of which is a one bedroom house, suitable for owners or staff accommodation

TRADING INFORMATION

New Lease opportunity

TENURE

New Free of Tie Lease

TENANCY

Rent - Base Rent of £45,000 pa + Turnover Share

Tenancy Length - Initial 7 years with right to renewal

Deposit - A deposit may be requested depending on the strength of an offer

Nil Premium

BUSINESS RATES

The Rateable Value is £37,000 with effect from 1 October 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License

Live Music & Alcohol License - daily from 10am - Midnight with seasonal variation





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DO NOT SCALE THIS DRAWING

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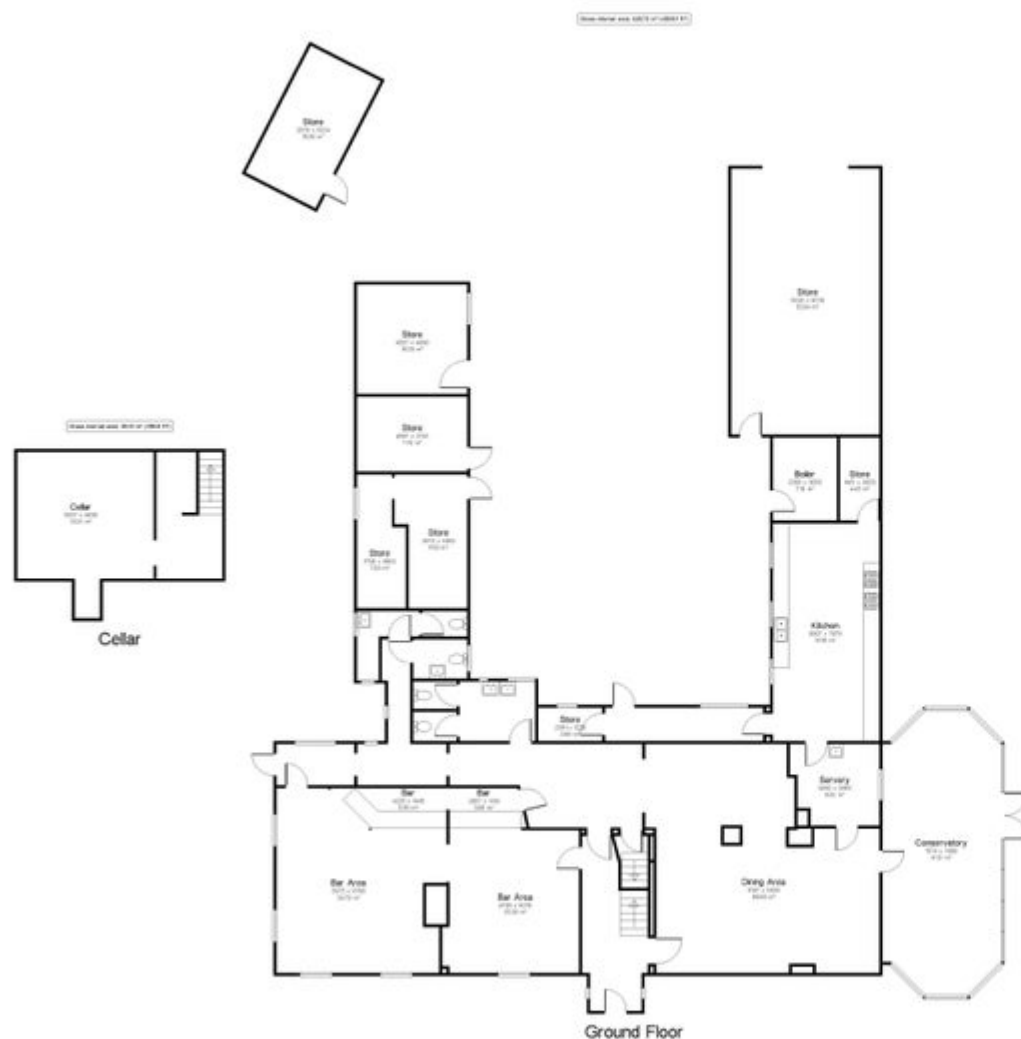
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Floor Plans

The Marmora Arms
Oxford Road
Kington, Warwick
CV35 9JH

Drawing No: 0000-00-JML-00
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1



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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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