

THE MARQUESS OF EXETER

52 Main Street Lyddington, Oakham, LE15 9LT

FREEHOLD: £685,000 | REF: 4256576

CHRISTIE & CO

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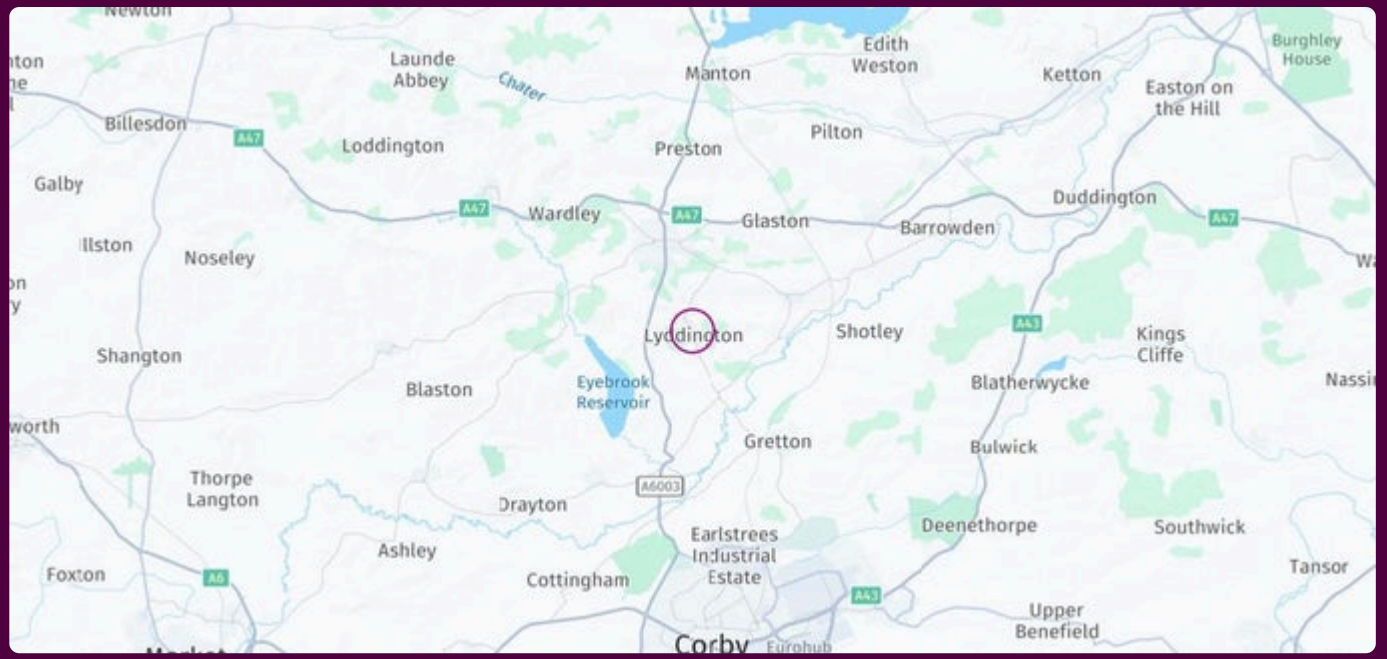
KEY HIGHLIGHTS

- Traditional country pub
- Restaurant (c.60) & three lounges (c.35)
- Bursting with character
- 16 letting rooms
- Large car park and beer garden
- 1.96 acre site | Energy rating D



LOCATION

The Marquess of Exeter enjoys an enviable position in the heart of Rutland, one of the country's most sought-after rural tourism destinations. Renowned for its attractive market towns, picturesque villages and affluent catchment, Rutland attracts visitors throughout the year drawn by the area's countryside, heritage and leisure attractions.

The property is conveniently located within easy reach of Oakham, Rutland's county town, and the popular market town of Uppingham, both of which benefit from a strong mix of independent retailers, restaurants and visitor amenities. The area is perhaps best known for Rutland Water, one of Europe's largest man-made lakes, which attracts hundreds of thousands of visitors annually for sailing, cycling, walking, birdwatching and other outdoor pursuits.

The county's thriving tourism sector is further supported by a wealth of nearby attractions including Barnsdale Gardens, Normanton Church, Burghley House, and numerous walking and cycling routes throughout the surrounding countryside. Combined with excellent road links via the A1 and A47, the location provides a strong platform for both destination dining and staycation trade.



DESCRIPTION

The Marquess of Exeter is a charming Grade II Listed public house and hospitality business, combining historic character with diverse income streams. Bursting with original features, the property boasts attractive stone floors, exposed wooden beams and a wealth of period charm throughout, creating a warm and welcoming environment for customers.

The business benefits from a strong mix of food, drink and accommodation offerings, presenting an excellent investment opportunity.

INTERNAL DETAILS

The main trading area comprises a welcoming restaurant capable of accommodating approximately 60 covers, complemented by three separate lounge and bar areas offering a variety of seating styles for around a further 35 customers. The layout provides flexibility for both casual drinking and dining occasions, whilst maintaining a cosy and traditional pub atmosphere.

In addition, there is a separate snug area which could be utilised for private dining, small functions or exclusive gatherings.

Supporting the customer areas are well-appointed ancillary facilities including a fully fitted commercial kitchen, office accommodation and customer WC facilities.

















LETTING ACCOMMODATION

Externally, the property continues to impress with a modern accommodation block comprising 16/17 well-presented letting bedrooms. The rooms provide a mix of twin, double and family accommodation, all benefiting from en-suite facilities and offering a valuable additional revenue stream.

OWNER'S ACCOMMODATION

Located above the pub, there is a generously sized three bedroom owners accommodation, with separate kitchen, lounge and bathroom.



EXTERNAL DETAILS

The property sits within a substantial 1.96-acre plot incorporating a large customer car park and attractive beer garden. The extensive external areas provide ample space for outdoor drinking and dining, events and customer parking, further enhancing the property's strong trading credentials.

TRADING INFORMATION

Trading Information will be made available to qualified applicants.

TRADING HOURS

Monday – Thursday: 12:00 PM – 10:00 PM
Friday – Saturday: 12:00 PM – 11:00 PM
Sunday: 12:00 PM – 8:00 PM

TENURE

Freehold

TENANCY

The property is currently tenanted - further details will be provided on request.







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

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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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