

Halfway House Bar & Grill

Ref: 5469136

High Street, North Thoresby, Grimsby, DN36 5PL

Freehold: £450,000
Leasehold: Nil Premium, Annual Rent: £36,000

Located on the edge of the Lincolnshire Wolds

Prominent A16 Corner Frontage

Approximately 5 miles from the East Coast

c. 80 Internal Covers + 60 External Covers

Large 4 Bed Accommodation

EPC Rating C. Available Freehold or New Lease £36,000 Rent Per Annum

CHRISTIE & CO

christie.com

We are seeking a serious buyer to take advantage of this New Leasehold opportunity and to continue on from the success that the current owner has built. The business is set within a large, detached property on a prominent corner position on the A16 East Coast Highway. It has a well-equipped restaurant area, bar and commercial kitchen and has a particular reputation for its 'Hot Lava Rock' Steak offering. It is in a fantastic position to further grow and would suit an experienced operator.



Location

North Thoresby is located on the edge of the beautiful Lincolnshire Wolds which is an Area of Outstanding Beauty. The Halfway House is located on the A16 which is affectional known as the East Coast Highway and is 'halfway' between Grimsby and Louth (approximately 7 miles away). It is a short distance from the East Coast (approximately 5 miles) with Mablethorpe 20 miles away and Skegness 31 miles away.



Description

It has a generous sized, well maintained and decorated restaurant and bar offering spacious and flexible dining space for circa 80 covers. The main dining area is accessed via a welcoming entrance hall with customer toilets located off. The bar is centrally located within the restaurant and helps create a relaxed and friendly atmosphere. The dining is spacious and therefore offers the ability to create larger or smaller guest areas to cater for all types of dining guests. There is a well-equipped and positioned commercial kitchen and proportionately sized to the number of covers within restaurant.

External Details

The business is positioned on a fantastic sized plot with large car park for approximately 50 vehicles. There is a large patio with space for another circa 60 covers

Owner's Accommodation

To the first floor there is a bright and generously sized 4-bedroom apartment with hallway, living room, kitchen, bathroom which is double glazed and gas centrally heated.

Regulatory

The Premises is fully licenced









Trading Information

The Turnover for the period ended June 2021 is £256,155 and the for the previous year £312,359. Full trading information is available on request to registered parties.

Trading Hours

Monday & Tuesday – Closed
Wednesday & Thursday - 12pm to 10pm
Friday & Saturday - 12pm to Midnight
Sunday - 12pm to 6pm

Tenure

We are seeking to offer a New 15 year lease with 3 yearly rent reviews.
Asking rent of £36,000 per annum.
The Freehold option is also available with an asking price of £450,000



Fixtures & Fittings
The fixtures and fittings will be included within the sale

Business Rates
Current rateable value £37,500 from 1st April 2023















CHRISTIE FINANCE
Part of the Christie & Co Network

Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

CHRISTIE INSURANCE
Part of the Christie & Co Network

For full information on Christie Insurance please call 03330 107189



Customer Due Diligence Checks

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:

Matt Hill
Broker - Pubs & Restaurants
M:+44 7855 489 281
E:matt.hill@christie.com
Nottingham

Alex Rex
Senior Business Agent - Pubs & Restaurants
M:+44 7540 061864
E:alex.rex@christie.com
Leeds

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. February 2024