



BECKETTS COUNTRY PUB & ROOMS

25 High Street, Corringham,, Gainsborough, DN21 5QP

FREEHOLD: £495,000 | REF: 5455568

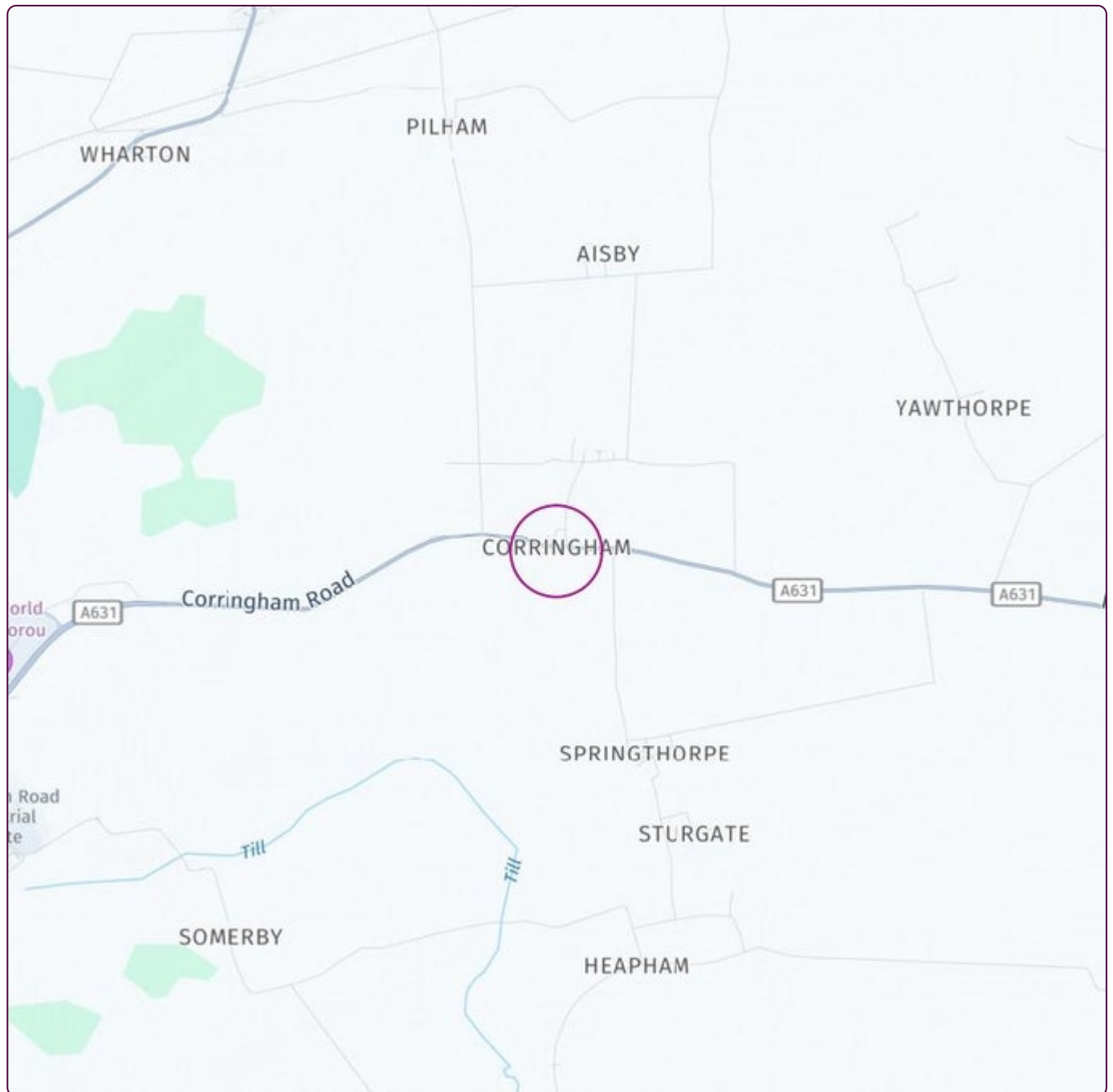
KEY HIGHLIGHTS

- Bar & restaurant trading areas
- 4 En-suite Letting Rooms
- 2 Bedroomed Owners Accommodation
- Available Vacant Possession
- Customer Car Park
- Energy Rating D

LOCATION

Becketts is situated in the Lincolnshire village of Corringham, which is located approximately four miles east of Gainsborough via the busy A631 Corringham road.

Corringham is situated approximately 17 miles north west of Lincoln, 18 miles south of Scunthorpe and 36 miles east of Sheffield.





DESCRIPTION

A substantial three-storey property of traditional brick construction. The property has a wealth of original features including exposed beams and brickwork.

The trading areas trading areas have been refurbished, while the business also benefits from a well presented outside seating terrace and lawned beer garden.

There is also a two bedroom flat with kitchen and living room, four en-suite letting rooms currently used on the first floor.

There is an opportunity to purchase nine potential letting rooms which are part of the motel for an extra £250k.



INTERNAL DETAILS

The property briefly comprises:

- Bar (20) - with bar servery, fixed perimeter seating and loose tables and chairs
- Snug (12)
- Lounge (12) - with soft seating
- Restaurant (52) - with bar servery
- Ladies, gents and disabled WC facilities
- Commercial catering kitchen - located at the first floor level, with dumb waiter to ground floor
- Stores
- Wash-up room
- Cellar - situated at lower ground floor level with drop

FIXTURES & FITTINGS

We understand that the trade fixtures and fittings are owned outright and will be included within the sale.

LETTING ACCOMMODATION

Currently the site has 4 en suite letting bedrooms that would benefit from some updating.

EXTERNAL DETAILS

Good sized unmarked car park, decked seating terrace and large lawned beer garden.

THE OPPORTUNITY

The business has been in the ownership of the same family for 20 years and has gone through a significant period of refurbishment in recent years and the next logical step is to add and upgrade the letting bedrooms. Although the site is currently tenanted short term, the site is available Vacant Possession from February 2027.

The business would suit either a hands on owner operator or an existing regional multi operator.

There is also a significant amount of residential development being carried out in the vicinity of the business.





OWNER'S ACCOMMODATION

The owners accommodation consists of the first floor living accommodation and office space, plus 4 bedrooms on the second floor.

OTHER PROPERTY

The attached building is owned by the same freeholders and its for sale for an additional £250,000. This would add another 8 letting bedrooms.



TRADING INFORMATION

The current operators have declared they are turning over approximately £8,000 per week on average.

BUSINESS RATES

Confirmation of business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence.

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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