

RAPLEYS

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0370 777 6292

FOR SALE Public House / Development Opportunity

Adam & Eve, Market Place
Wragby, Lincolnshire LN8 5QU

CONTACT **Matt Greenaway**
07917 032674 | matt.greenaway@rapleys.com



For sale freehold

Prominent village location

Ground floor accommodation
totalling 222.46 sq m
(2,395 sq ft) with staff
accommodation above

Site area of 0.18 hectare
(0.44 acre)

Suitable for alternative uses
(subject to planning)



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Location

The property is situated in the village of Wragby, at the junction of Market Place (A158) and Louth Road (A157).

The A158 is a major arterial route linking Lincoln, approximately 11 miles south west of the property, with the Lincolnshire Wolds.

Description

The property comprises an attractive public house in a village setting, which currently has three main rooms on the ground floor split as a dining room, pool room and lounge bar with a kitchen at the rear and a beer cellar accessed from the bar.

The upper floor comprises staff accommodation including five bedrooms, a living room, kitchen and bathroom.

Externally the property has a number of small outbuilding/garages with a good size customer car park and an attractive beer garden to the rear.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor / ancillary	222.46	2,395
	Hectare	Acre
Total Site Area	0.18	0.44

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

The property is for sale freehold and will be available with vacant possession on completion.



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Terms

The property will be sold by way of informal tender (unless sold prior) and unconditional offers for the freehold interest will be invited. All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion
- Track record of the developer and project team.

Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted via email to [Matt Greenaway](mailto:matt.greenaway@rapleys.com).

Rating

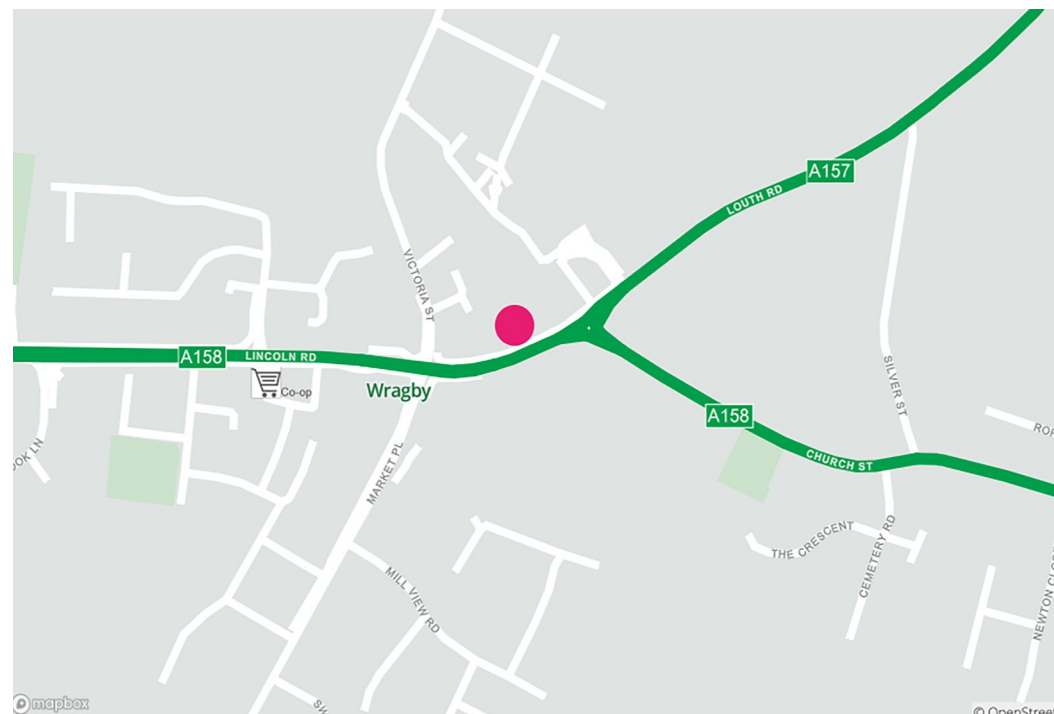
We are advised that the Rateable Value for the property is £14,500 and the UBR for 2017/18 is 46.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: F.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



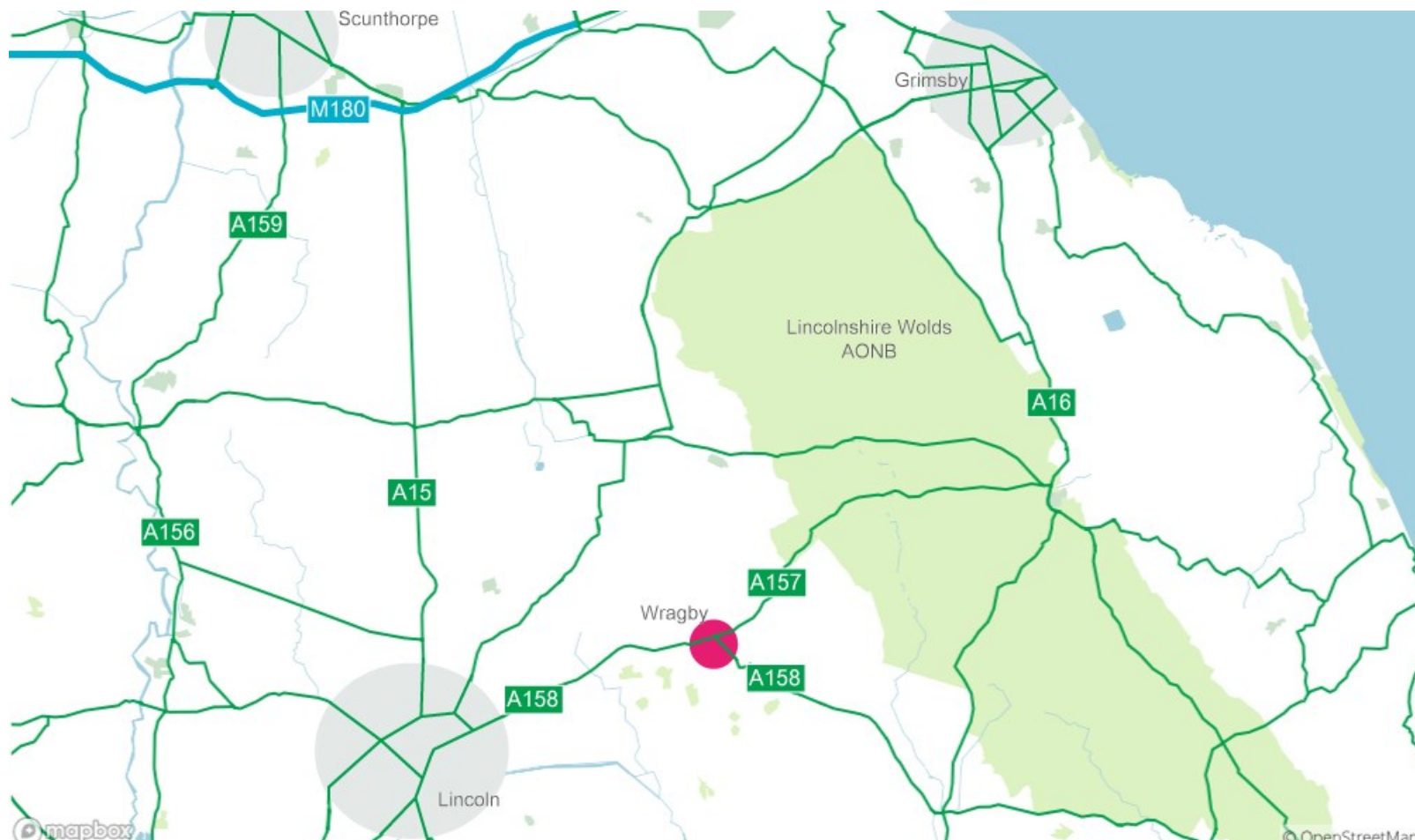
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