

**RAPLEYS**

## FOR SALE Public House/Development Opportunity

rapleys.com  
0370 777 6292

Montalt Arms, 8 George Street,  
Mablethorpe LN12 2BE

CONTACT **Jonathan Jones**  
07917 032674 | jonathan.jones@rapleys.com

**Thomas Ball**  
07831 842859 | thomas.ball@rapleys.com

**Richard Curry**  
07876 747146 | richard.curry@rapleys.com

**BEST OFFERS BEFORE 12 NOON 8<sup>th</sup> MARCH 2019**



Freehold vacant public house  
with living accommodation above

Separate function room

Large beer garden

Suitable for alternative uses,  
subject to planning

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### Location

The property is situated in Mablethorpe, a seaside town on the Lincolnshire coast line approximately 17 miles north of Skegness. Lincoln is the largest city in proximity to Mablethorpe, located approximately 42 miles to the west.

The property is located on George Road and is in close proximity to the retail High Street.

Nearby occupiers include **P&Q DIY, Trotters Traders, Greggs, The Original Factory Shop** and **Shoe Zone**.

### Description

The trading area of the public house is set out over the ground floor of the property. The main bar and seating area leads onto a large function room with its own bar and small stage. To the rear of the property is a large beer garden.

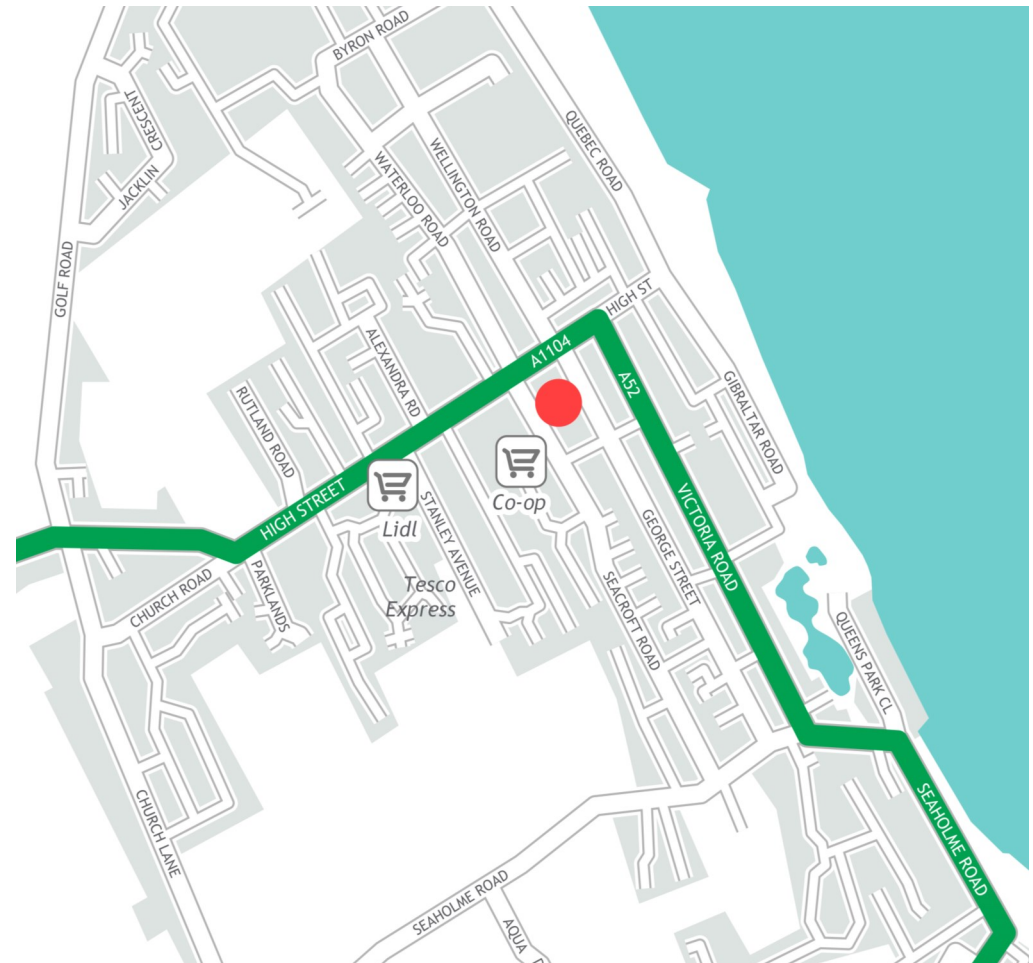
There is parking to the front of the property for three vehicles.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	355.41	3,825
First floor	Kitchen, dining room, living room, office	
Second floor	Four double bedrooms, one bathroom	

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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.



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## Tenure

The property is available freehold and will be available with vacant possession.

## Terms

Unconditional offers sought by **12 noon** on **8th March 2019** for exchange/completion before **30th March 2019**. Offers must include:

- Details of any conditions attached to the offer
- Confirmation of funding for freehold offers or financial information for proposed tenants
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion of a transaction
- Track record of the applicant

Our client reserves the right not to accept the highest or any other offer received.

## Planning

The property benefits from existing A4 planning for public house use. Interested parties are advised to make their own enquiries with the local authority in regards to alternative uses.

## Rating

We are advised that the Rateable Value for the property is £14,250 and the UBR for 2018/19 is 48p 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.2010.voa.gov.uk](http://www.2010.voa.gov.uk).

## Energy Performance

Energy Performance Asset Rating: E.

## VAT

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

## Viewing

Block viewings will take place on the following dates:

1pm – 2.30pm on Friday 22nd February 2019

1pm – 2.30pm on Friday 1st March 2019

Please contact the sole agent to register your details in advance.

