



BANKS LONG & Co

MARQUIS OF GRANBY, WADDINGHAM,
LINCOLNSHIRE, DN21 4SW

- Character public house in attractive village location
- Car park and beer garden
- Free from brewery tie
- No other public house provision within the village
- Spacious three bedroom domestic accommodation
- **FOR SALE**



LOCATION

The Marquis of Granby is a two storey brick built property situated in the rural north Lincolnshire village of Waddingham.

Waddingham is a village and civil parish in the West Lindsey district of Lincolnshire. It is geographically situated 1.5 miles to the east of the A15, 10 miles south east of Scunthorpe and 16 miles north of Lincoln.

PROPERTY

The property is of two storeys, brick built beneath pitched tiled roofs, with single storey extensions to the side and rear. The ground floor comprises a traditional bar area with open feature fireplace, ladies/gents/disabled WCs.

The property also benefits from a commercial catering kitchen, boiler room, store room and basement beer cellar.

Spacious domestic accommodation at first floor with lounge, domestic kitchen, bathroom and three bedrooms.

Externally there is a paved patio area with picnic bench seating with car parking to the side.

EPC Rating: E105

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that it provides the following floor area:

Total GIA **274 sq m** **(2,950 sq ft)**

SERVICES

We understand that main supplies of water, drainage, electricity and gas are available and connected to the property.

Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the premises hold consent for Drinking Establishment based uses within Class A4 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We understand that the property is not Listed and does not fall within a Conservation Area. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: West Lindsey District Council
Description: Public House and Premises
Rateable value: £4,800
UBR: 0.512
Period: 2020-2021

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

* Council Tax for first floor apartment to be confirmed.

TENURE

Freehold with vacant possession.

PRICE

£185,000

FIXTURES AND FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided.

VAT

VAT may be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

AGENTS NOTE

This property has been registered as an Asset of Community Value (ACV). Further information on ACVs can be found on the West Lindsey District Council website.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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