

WHITE HORSE

SEA DYKE WAY, MARSHCHAPEL,
GRIMSBY, DN36 5SX



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE
BUSINESS UNAFFECTED**

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The White Horse

The White Horse

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Site extending to 0.703 acres
- Current total income is £43,664 per annum, comprising rent and tie release fee
- Lease expires September 2029
- The rent and tie release fee are both subject to annual reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%
- Lease contracted outside the Landlord and Tenant Act 1954 (Part II)
- **We are instructed to invite offers in excess of £550,000 (7.57% NIY)**
- Business unaffected by sale

LOCATION

Located in the village of Marshchapel 12 miles south of of Grimsby in the county of Lincolnshire.

The White Horse is situated fronting Sea Dyke Way in a coastal area with residential lanes and open fields, a short drive southeast to Grimsby where pubs like The Yarborough Hotel, The Alexandra Dock Tavern, and restaurants such as The Saltshaker and Helm Bar are located, along with attractions like St Mary's Church and the Humberston Fitties beaches.

DESCRIPTION

The property comprises the basement, ground and first floor of a two storey detached public house with painted rendered elevations beneath a pitched tiled roof.

LINKS

[GOOGLE STREET VIEW](#)



ACCOMMODATION

Basement: The basement provides cellar and stores.

Ground: The ground floor provides a two roomed trading area with interlinking bar servery and seating on loose tables, chairs and bench seating for 35 customers in the lounge and 28 in the dining area. Ancillary areas include a trade kitchen and customer WC's to the rear.

First Floor: The first floor comprises an office and living accommodation with kitchen, living room, two bedrooms and a bathroom.

Externally: There is a wooden-decked seating area with bench seating for 24 customers and there is a grassed area which could be used for additional external space. There is parking to the front and side rear for 30 vehicles.

TENURE

The property is held freehold (Title Number LL82848).

TENANCY

The entire property is let to a private individual on a 5 year lease from 10 September 2024 at a current rent of £12,552 per annum, and an annual tie release fee of £31,112 which are both subject to annual reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%. A rent deposit of £2,114 is held by the landlord. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

E-107

TERMS

We are instructed to invite offers in excess of £550,000 (7.57% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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