

Well Located Public House with Manager's Accommodation Available to Rent Immediately with No Ingoing Premium

The Unicorn | Tattershall Road | Boston | Lincolnshire | PE21 9JS



Gross Internal Floor Area 307sqm, 3,305sqft with 90.3sqm, 970sqft Trading Area
Rear Enclosed Private Customer Seating Area with Parking, Located on the Edge of a Large Residential Area

Spacious Three Bedroomed Managers Accommodation Over

Large Partitioned Beer Cellar in the Basement

Full Equipment Available Including Pumps, Kitchen Equipment, Beer and Eating Coolers - £15,000

Available to Let Leasehold Subject to Contract

£12,000 Per Annum Plus VAT No Ingoing Premium

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens, 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The town is well served by the A16, A17 and A52 trunk roads, the mainline railway station connecting to Nottingham and Grantham, the town having a large retail offering, large hospital and port, twice weekly market and a population in excess of 68,000 residents.

The property is located on Tattershall Road, to the north of the town centre in an area of high density residential housing.

Accommodation...

Entrance Lobby

Main Bar.....9.2m x 5.5m, 50.6sqm

Arranged to provide seating for over 40 customers.

Sports Bar Area.....9m x 4.4m, 39.7sqm

Between the 2 bars is an open plan walk thru fitted bar area with space for 10 pumps, refrigeration area, hand washing area and glass storage area.

To the rear of the main trading area is a passageway leading to modern Men's and Ladies WCs.

Kitchen.....4.7m x 3m, 14.1sqm

Being a fully equipped stainless steel kitchen (available by negotiation).

Stairs lead from the bar area down into the basement, where there are 4 main areas 4.8m x 3m, 15sqm, 2m x 4m, 8sqm, 3.5m x 4.6m, 16.3sqm and 3.5m x 4.2m, 15sqm.

Full pub pumping and cooling equipment is available by negotiation.

To the rear of the main bar area is a key coded doorway giving access to the stairs leading to the first floor.

Manager's Accommodation

Spacious landing.

Lounge.....5.2m x 4.5m, 23.8sqm

Having central heating radiator.

Kitchen.....4.4m x 3.7m, 16.5sqm

Having fully fitted modern kitchen.

WC

Family Bathroom

Having walk-in shower cubicle, low level WC, bath.

Bedroom 1.....3.9m x 3.9m, 15.5sqm

Bedroom 2.....3.7m x 6.3sqm, 23.8sqm

Bedroom 3.....2.8m x 3.1m, 8.7sqm

Outside...

A separate vehicular access leads to the rear concrete parking area where there is a garage and store.

The rear area has been designed to provide space for external drinking, smoking area and a covered area for barbecues.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

The tenant will be asked to contribute £750 plus VAT towards the Landlord's reasonable legal fees with regards to the preparation of the lease and a deposit is to be held the equivalent of a quarter of a year's rent paid in advance.

VAT will be payable on rent. Please enquire for further information.

Fixtures and Fittings...

A full inventory of the pub's fixtures and fittings is available for purchase by the incoming tenant at an asking price of £15,000.

Items include a fully equipped stainless steel kitchen with extraction, seating, decorative items, pumping equipment, refrigeration equipment, handwashing equipment, beer pumps, beer storage and beer cooling equipment.

The inventory will be made available on request.

EPC...

The property has an Energy Performance Asset Rating C72. Full details are available on request.

Outgoings...

The property is assessed with a Rateable Value of £2,850. The residential accommodation is listed at Council Tax Band A.

Viewing...

All viewings are to be made by appointment through the agent.

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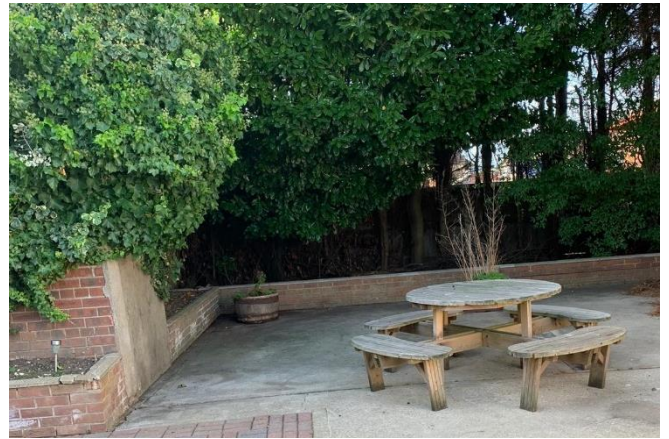
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