

Substantial Leicestershire Freehold Community pub/development site £325,000



Boot Inn, 37 Gladstone Street, Ibstock, Leicestershire, LE67 6NH

- Substantial pub with beer garden and car park. Site area - approx. 0.236 acres
- Large open plan trading area, function room and 3 bed flat.
- Immediate residential catchment and within 300 yards of High Street.
- Potential for pub use and for residential and commercial development.
- The property is now closed.
- See Location Plan and Site Plan at bottom of details.

Freehold offers are invited in excess of £325,000 subject to contract and exclusive of VAT where chargeable.

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Matthew Phillips Surveyors

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LOCATION

The pub is located on Gladstone Street some 300 yards from the main High Street in Ibstock and surrounded by traditional terraced, semi and detached privately owned family homes and with bungalows opposite on Bernard Close.

Ibstock is a former mining community just off the A447 in north west Leicestershire. Coalville lies 3 miles to the north, Leicester 12 miles to the southeast and Junction 22 of the M1 Motorway 4 miles to the east.

DESCRIPTION

The Boot is a substantial two storey building of brick construction, fully rendered, beneath pitched tiled roofs which benefits from a beer garden to the rear and to the front a small patio. A surfaced car park lies alongside for circa 20 vehicles. The site extends to approx. 0.236 acres. (Source Nimbus Maps).

ACCOMMODATION

Internally the Boot is arranged as one large open plan Public bar with central servery, seating area adjoining the front entrance lobby with a range of perimeter fixed seating and loose f&f, brick fireplace and darts throw (20 customers) and a rear seating area similarly fitted again with brick fireplace (also seating 20 customers).

To the rear of the servery is a catering kitchen, leading through to a small lobby and access to the beer garden. A service corridor leads to general stores and Ladies and Gentlemen's Customer Lavatories.

The beer cellar is within the basement.

At first floor level there is a large spacious function room with servery with the remainder of the upper floor providing the private accommodation consisting of three double bedrooms, lounge and bathroom.

The pub has a footprint of circa 149 sqm, 1606 sqft gross external area. (Source Nimbus Maps). Interested parties are advised to undertake full measured surveys to verify all measurements.



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GENERAL INFORMATION

Tenure

The property is freehold and available with vacant possession.

Services

We are informed that all mains services are connected to the property.

Licences

The property holds the benefit of a Premises licence permitting the sale of alcohol on Sunday to Thursday inclusive from 11am to 11pm and on Friday and Saturday from 11am to 12 midnight.

Town & Country Planning

We are informed that the property is not listed nor in a Conservation Area.

Fixtures & Fittings

The fixtures and fittings that remain at the property on completion will be included in the sale. Any items belonging to third parties such as beer raising equipment, cellar cooling and gaming machines will be excluded. The Vendors will not be required to remove any items remaining on site after completion. An inventory will not be included.

Stock in Trade

There is no stock to be acquired on completion.

Rating Assessment

Rateable Value - £12,500. Small Business Rates Relief is available.

EPC

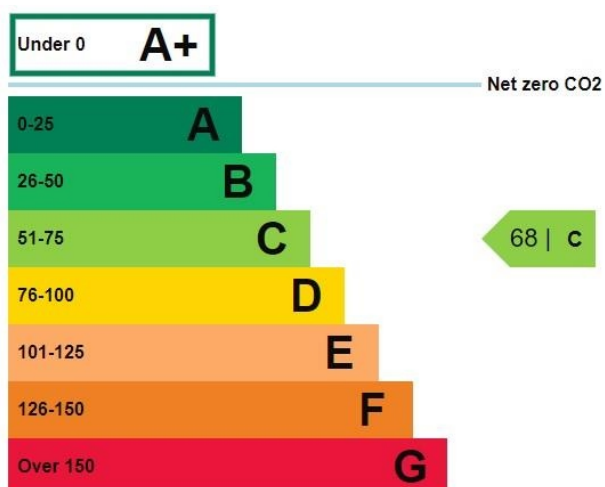
A copy of the EPC is available for inspection upon request.

ASKING PRICE

Freehold offers are invited in excess of £325,000 subject to contract and exclusive of VAT where chargeable.

Further Information

All interested parties are requested to contact Matthew Phillips for further information or to arrange viewings for the property.



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