

Matthew Phillips Surveyors

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## The Fox And Hounds

Grantham Road, Old Somerby, Grantham, Lincolnshire, NG33 4AB

Attractive destination food led Pub/Restaurant - To Let on new lease



## Key Features

- Attractive destination food led Pub/Restaurant within easy reach A52 and A1.
- Large site extending to approximately 0.775 acres, 53 space car park and separate beer gardens to the front and rear.
- Two self-contained residential flats at first floor level.
- Well-presented open plan trading areas providing circa 130 covers.

## Location

The property is located in the small Lincolnshire village of Old Somerby approximately 3 miles southeast of Grantham town centre. The surrounding area includes a range of similar affluent residential villages, attractive Lincolnshire countryside, various tourist attractions and in addition Prince William of Gloucester Barracks are approximately 1.5 miles to the northwest. Road communications to the area are good with the Grantham Road B1176, which runs through Old Somerby, linking with the A52 immediately north of the village. Furthermore, the main A1 trunk road lies 1 mile west.

## Description

The Fox and Hounds is an imposing property fronting the Grantham Road, B1176, and is of traditional two and single storey brick construction beneath pitched pan tiled roofs with a conservatory extension to the rear. In total the site extends to 0.775 acres and incorporates a tarmac surfaced and white lined car park with 53 spaces, together with a beer garden both to the front and to the rear of the site and paved beer patio directly adjoining the conservatory.

[Google Street View](#)

## Accommodation

### Ground Floor

The main entrance lobby is from the car park leading through to an open plan trading area which provides circa. 130 covers with attractive feature brick fireplaces and wood burners and a range of loose fixtures and fittings and includes the conservatory referred to above.

Furthermore, there is a public bar with seating for circa 20 customers adjoining the front entrance lobby. The customer lavatories lie to the rear. A large catering kitchen, prep and wash up areas are accessible from the rear bar servery as are various stores, laundry and the staff welfare accommodation.

### First Floor

At first floor level there are two flats. Firstly, a one-bedroom bedsit with double bedroom / kitchenette, small lounge and bathroom. The main flat comprises domestic kitchen, lounge, hallway, two bedrooms and bathroom. The main flat requires redecoration and the provision of new floor coverings.

### Basement

The beer cellar with barrel drop is within the basement.

### Outside

Beer garden both to the front and to the rear of the site and paved beer patio directly adjoining the conservatory.

## Stock in Trade

There is no stock to be purchased by the ingoing Tenant.

## Tenure

A new 10 year FRI lease at a guide rent of £37,500 pa plus VAT is offered with a tie for draught and bottled beers, cider, wines, spirits and minerals. Generous pricing is available. Machine income is to be split 50:50 after deduction of costs. Proposals to release the tie may be considered. The Tenant will be required to pay a deposit of one quarter's rent and provide evidence of funds to buy the inventory, stock and appropriate working capital.

## Services

The property is serviced by mains services other than gas. There is an LPG supply via tanks.

## Licences

The Premises Licence permits the sale of alcohol from 05:00 hrs to midnight from Sunday to Thursday and from 05:00 hrs to 01:00 on Friday and Saturday.

## Town and Country Planning

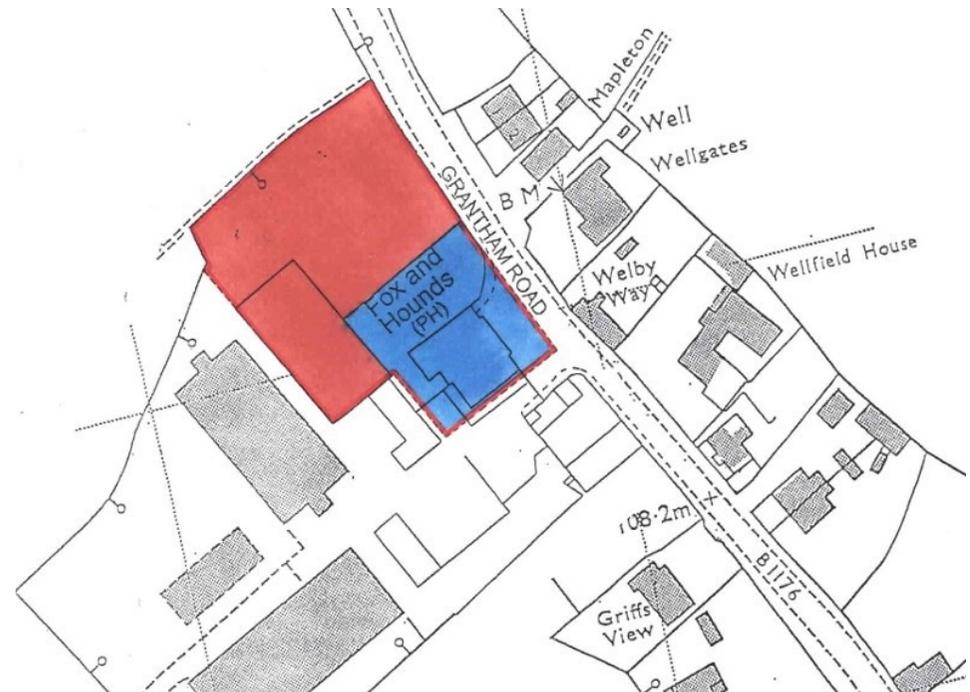
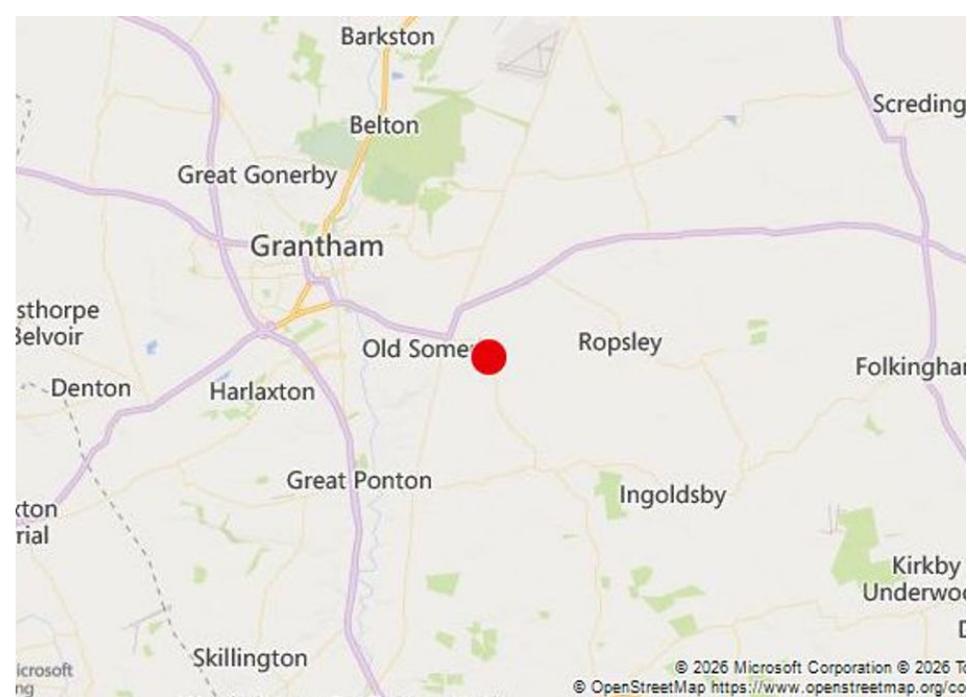
The property is not listed nor is it within a Conservation Area.

## Fixtures and Fittings

The ingoing Tenant is to acquire the inventory at valuation upon completion.

## TUPE

No staff to transfer under TUPE regulations.





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### **Business Rates**

The Rateable Value is £33,750 with effect from April 2026.

### **EPC**

An EPC will be made available to inspect. The property has an EPC rating of Band B.

### **Terms**

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

### **Money Laundering**

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Matthew Phillips**

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