

FOR SALE

NAGS HEAD, 8 MANOR STREET, KEELBY, DN41 8EF



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Additional photographs of the property can be viewed on our website.

Freehold Public House and premises

Comprising public bar, lounge bar, extensive living accommodation and large car park

Site area 0.13 hectares (0.3 acres)

Redevelopment potential (stp)

Guide Price: Offers Over £390,000

LOCATION

The Nags Head is situated in the Lincolnshire village of Keelby in a prominent location fronting Manor Street and being located close to the village primary school, children's nursery and sports fields. The village is situated adjacent to the A18 offering easy access to the nearby towns of Grimsby and Immingham and also to the A180 motorway link road.

The village has grown in recent years as a result of local housing developments and has a population of just over 2,000 people with potential to draw customers from neighbouring villages.

DESCRIPTION

The Nags Head has been in the same family ownership for 20 years and is now being offered for sale due to retirement. A traditional husband and wife team behind the bar have created an attractive and busy pub. They are supported by part time staff. The property has been well maintained and is ready to move in to and trade from for new owners.

Sales are all wet led and the pub is home to darts, dominos and a football team. There is potential to increase trade by introducing a food offer to the pub. Turnover has fluctuated in recent years and the last reported accounts for the year ending 31 August 2021 showed a turnover of £107,000 with a net profit of £34,000. Further information is available on request.

The car park is large and offers scope for future development, subject to the necessary planning permissions being obtained.

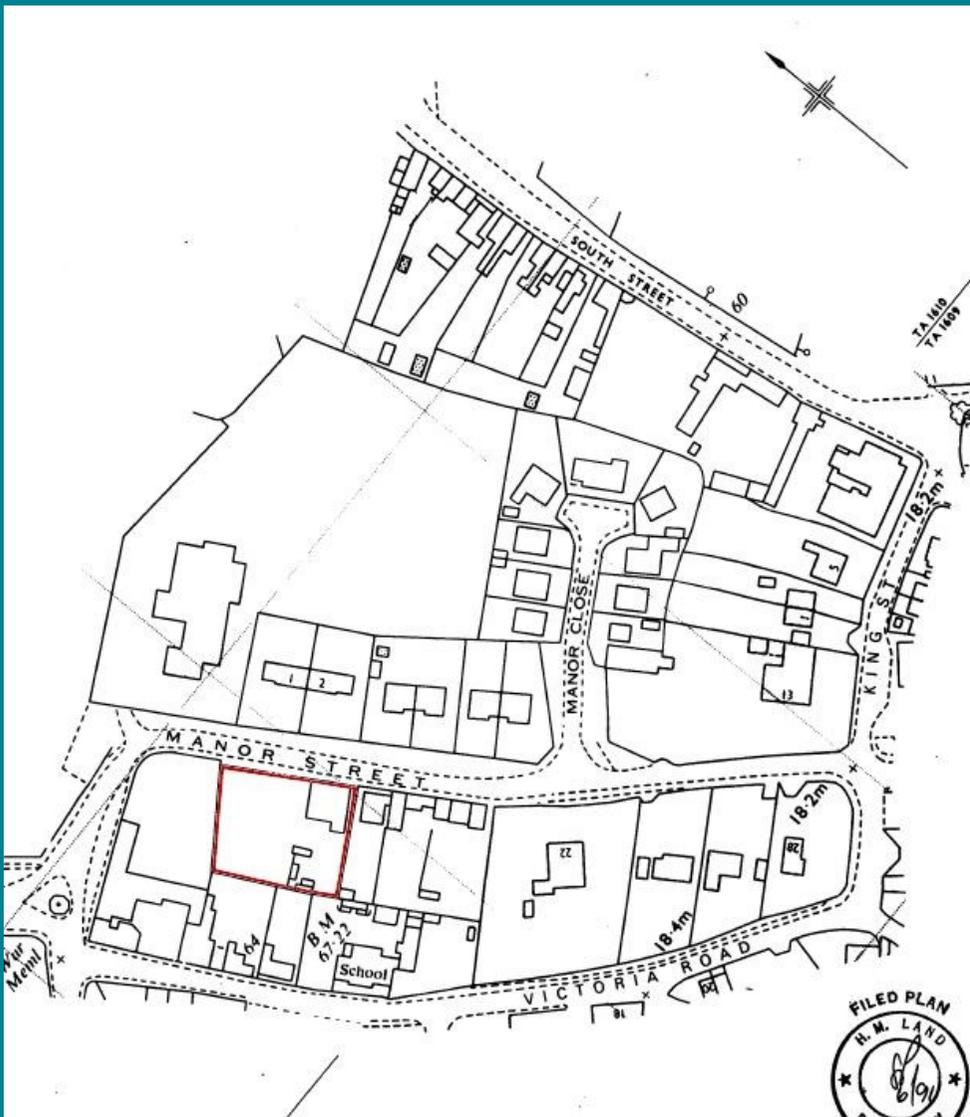
ACCOMMODATION

Ground Floor: Comprising front entrance lobby leading to Bar / Snug and Lounge with central bar area. Kitchen, cool store and cellar. Ladies and Gents WCs

First Floor: Comprising owner / manager living accommodation including landing, sitting room, lounge, 2 bedrooms, kitchen and bathroom

Outside: Patio and covered smoking area, fenced childrens grassed play area. Large car park.





TERMS

The property and business is available at a guide price of £395,000.

ADDITIONAL INFORMATION

Tenure: The property is freehold.

Local Authority: West Lindsey District Council.

Business Rates / Council Tax: The property is shown in the Rating List as Public House and Premises with a Rateable Value of £11,500. (wef 1 April 2023). The living accommodation is in Band A for Council Tax purposes.

EPC: TBC

Services: All mains services are connected to the property. Prospective buyers are advised to check on the suitability of supplies for their proposed use.

VAT: The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

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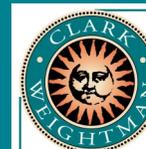
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