



BANKS LONG&Co

MARQUIS OF GRANBY, WADDINGHAM,
LINCOLNSHIRE, DN21 4SW

- Character public house in attractive village location
- Car park and beer garden
- Free from brewery tie
- No other public house provision within the village
- Spacious three bedroom domestic accommodation
- **TO LET / MAY SELL**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The Marquis of Granby is a two storey brick built property situated in the rural north Lincolnshire village of Waddingham.

Waddingham is a village and civil parish in the West Lindsey district of Lincolnshire. It is geographically situated 1.5 miles to the east of the A15, 10 miles south east of Scunthorpe and 16 miles north of Lincoln.

PROPERTY

The property is of two storeys, brick built beneath pitched tiled roofs, with single storey extensions to the side and rear. The ground floor comprises a traditional bar area with open feature fireplace, ladies/gents/disabled WCs.

The property also benefits from a commercial catering kitchen, boiler room, store room and basement beer cellar.

Spacious domestic accommodation at first floor with lounge, domestic kitchen, bathroom and three bedrooms.

Externally there is a paved patio area with picnic bench seating with car parking to the side.

EPC Rating: E105

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Property Measurement Guidance, we calculate that it provides the following floor area:

Total GIA **274 sq m** **(2,950 sq ft)**

SERVICES

We understand that main supplies of water, drainage, electricity and gas are available and connected to the property.

Interested parties are advised to make their own investigations to the utility service providers.

TOWN AND COUNTRY PLANNING

We understand that the premises hold consent for Drinking Establishment based uses within Class A4 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We understand that the property is not Listed and does not fall within a Conservation Area. Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: West Lindsey District Council
Description: Public House and Premises
Rateable value: £4,800
UBR: 0.493
Period: 2018-2019

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

* Council Tax for first floor apartment to be confirmed.

TENURE

The property is available **TO LET** on a new Full Repairing & Insuring lease for a minimum term of 5 years. There is no brewery tie.

Alternatively a **Freehold sale** may be considered.

RENT / PRICE

Rent : **£15,000 per annum exclusive**
Price : **On Application**

FIXTURES AND FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided.

VAT

VAT may be charged at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

Contact: Lewis Cove or Harry Hodgkinson

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Ref. 9524/2018