

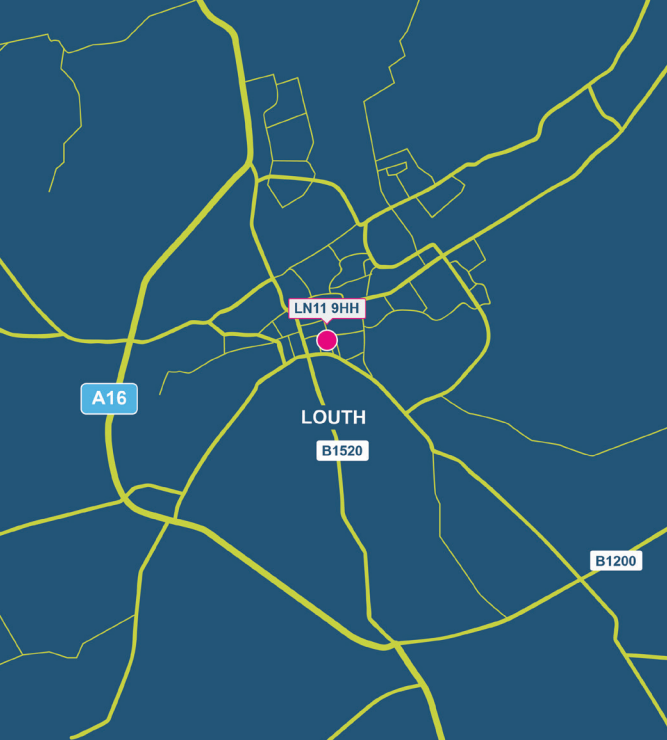


**BANKS  
LONG&Co**

**THE BOARS HEAD, 12 NEWMARKET, LOUTH,  
LN11 9HH**

- Town pub adjacent to Cattle Market and large surfaced car park
- 267 sq m (2,880 sq ft) NIA
- Extensive ground floor trading areas
- Potential living accommodation on first floor
- Available on flexible tenant friendly lease
- **TO LET**





## LOCATION

The property occupies a prominent location on Newmarket, one of the main roads into and around the south side of Louth. The surrounding area is mixed use in character, with the Town's Cattle Market and large surfaced car park adjacent. The town centre is a short walk to the north.

Louth is an attractive and prosperous Market Town sitting close to the Lincolnshire Wolds, has a resident population of circa 16,000 and a wide rural based catchment. The town was in recent years voted by viewers of the BBC Countrywide Programme as "Market Town of the Year". It is located about 30 miles north east of Lincoln.

## PROPERTY

The property comprises a substantial public house constructed in traditional materials laid out over two floors.

Internally the property is laid out to provide a bar and various lounges on the ground floor and potential living accommodation on the upper floor.

## ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following net internal floor area:

Ground Floor	146.52 sq m	(1,577 sq ft)
First Floor	121.11 sq m	(1,304 sq ft)

**Total NIA: 267.63 sq m (2,881 sq ft)**

## EPC - D82

## SERVICES

We understand that all mains services are available and connected to the property. Interested parties are advised to make their own investigations in this regard.

## TOWN AND COUNTRY PLANNING

We understand that the property has an established use falling within Class A4 (Drinking Establishment) of the Town and Country Use Classes Order 1987 (as amended).

The property is not Listed and nor is it located within a Conservation Area.

## RATES

**Charging Authority:** East Lindsey District Council  
**Description:** Public House and Premises  
**Rateable value:** £7,700  
**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.

## TENURE

The property is available by way of a new 5 year contracted out 'free of tie' lease with a rolling mutual break from the end of year 3 with 6 months' written notice. The lease will be drawn on Full Repairing and Insuring terms.

## RENT

**£22,500 per annum exclusive payable quarterly in advance**

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## LEGAL COSTS

The ingoing tenant is to be responsible for both parties reasonable costs incurred in documenting the transaction.

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

**Contact:** James Butcher or Will Strawson  
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**Ref.** 9260/2018