

# 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











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 identify 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 (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lesses and this protections, 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 tensaries should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correct.

### 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:

EPC - D82		
Total NIA:	267.63 sq m	(2,881 sq ft)
First Floor	121.11 sq m	(1,304 sq ft)
Ground Floor	146.52 sq m	(1,577 sq ft)

## 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.

**VIEWINC**: To view the premises and for any additional information please contact the sole agents. Contact: James Butcher or Will Strawson T : 01522 544515 E : james.butcher@bankslong.com or will.strawson@bankslong.com Ref. 9260/2018