

Long Sutton - The Granary, 5 Market Street, Spalding PE12 9DD
Freehold Public House with Letting Accommodation Investment



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PROPERTY CONSULTANTS



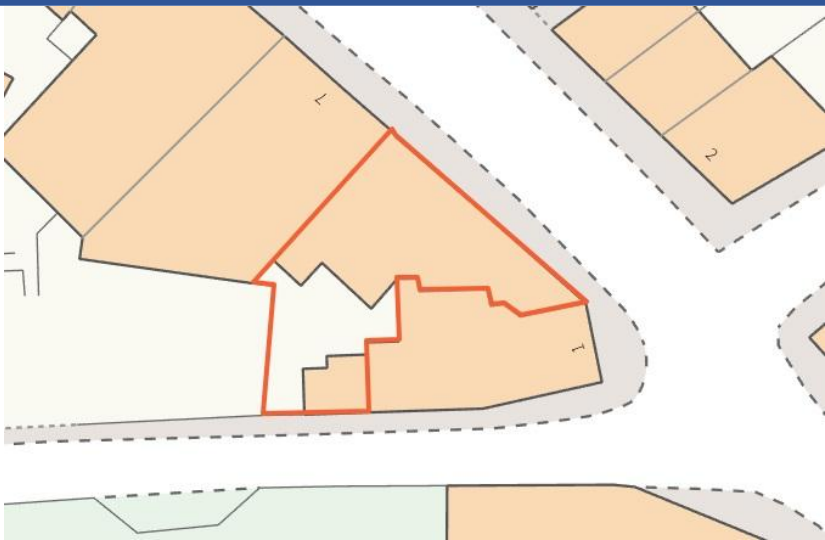
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Investment Consideration:

- Purchase Price: £380,000
- Gross Initial Yield: 7.89%
- Rental Income: £30,000 p.a.
- VAT is NOT applicable to this property
- Comprises part-two, part-three storey public house with restaurant
- Includes with 5 letting rooms and 1-bed owner`s accommodation
- Occupiers close by include Boots Pharmacy, One Stop and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Granary (Ground, First and Second Floor)	Ground Floor: Open plan bar & restaurant, kitchen, First/Second Floor: 5 en-suite letting rooms, 1-bed mangers accommodation with kitchen and bathroom	Individual	6 Years 11 Months from 7 March 2023	£30,000	Note 1: FRI Note 2: Rent review on 07.03.26 and 07.03.29 open market upward only Note 3: Tenant option to determine on 07.03.26 with min 6 months notice Note 4: Deposit held of £5,500

Total				£30,000	
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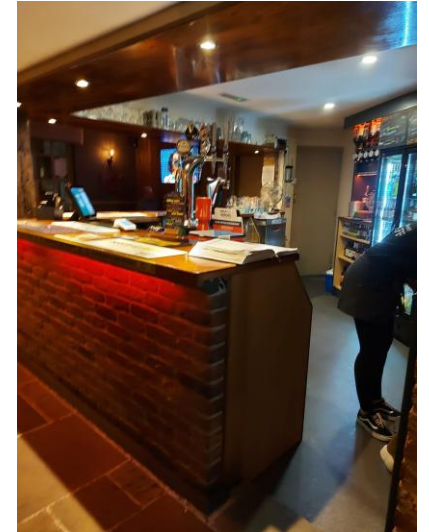
Property Description:

Comprises part-two, part-three storey public house arranged as a ground floor bar & restaurant with 5 letting rooms and 1-bed owner's accommodation. The property benefits from beer garden and provides the following accommodation:

Ground Floor: Open plan bar & restaurant, kitchen, wc's

First/Second Floor: 5 en-suite letting rooms, 1-bed mangers accommodation with kitchen and bathroom

Total GIA: 400 sq m (4,305 sq ft)



Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 7th March 2023 at a current rent of £30,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 07.03.26 and 07.03.29 open market upward only. Tenant option to determine on 07.03.26 with min 6 months notice. Deposit held of £5,500.

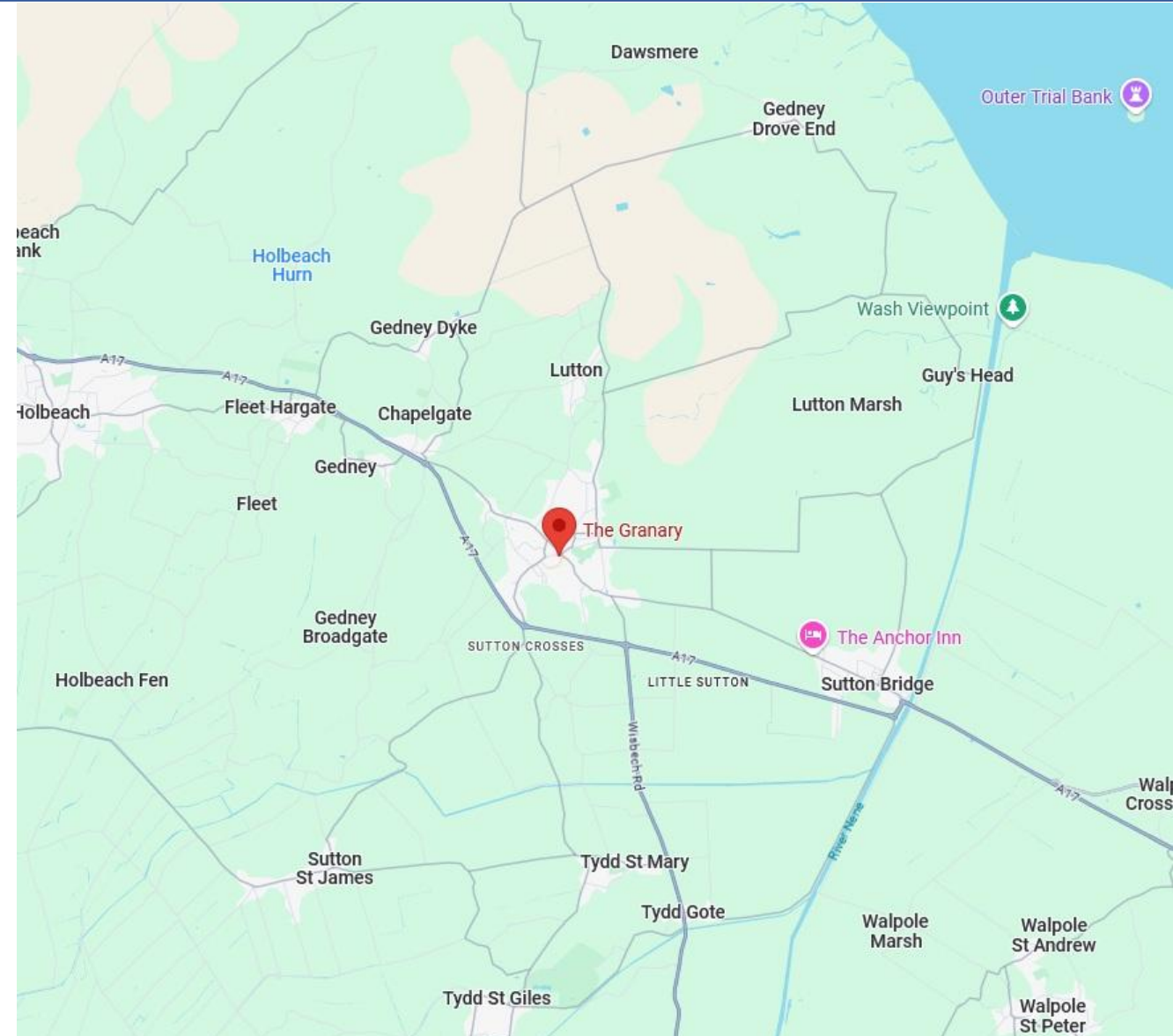
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Location:

Long Sutton is a market town in the South Holland district of Lincolnshire, England. It lies in The Fens, close to the Wash, 13 miles (21 km) east of Spalding. The property is located in the town centre with occupiers nearby including Boots Pharmacy, One Stop and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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