

# \*\*\* Hot Property \*\*\*

## The Thatch, Bottesford, Nottinghamshire



**Price:** £75,000

**Tenure:** 'Free of Tie' Leasehold - 12 years remaining

**Landlord:** Private

**Rent:** ONLY £28,000 per annum

**Turnover:** Sales for Y/E June 2009 are circa £205,296 (incl. VAT).

**Trade Split:** 27% wet, 63% food and 10% letting

**Agent:** Guy Simmonds 01332 865112

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the highly impressive and traditional Thatch Restaurant and Bar, strategically situated in the beautiful and highly desirable village of Bottesford.

National Sales Director Martin McConnell said, "this delightful village inn is offered on a highly desirable '*Free of Tie*' lease and being situated in the glorious Vale of Belvoir, close to the infamous Belvoir Castle that attracts an abundance of tourists and visitors the world over, which contribute to the tremendous levels of trade all year round. This cracking village inn is currently operated on reduced trading hours; thereby offering a new hands-on fully focussed *owner operator partnership* tremendous scope in conjunction with the additional potential of expanding the existing food offering and also the lettings side of the business; which will automatically increase the turnover and profits."

This charming inn has a wealth of charm and character and features a inviting and relaxing Lounge (circa 20) having a lovely log burner fireplace adding to its charm, there is also a delightful multi-functional Restaurant (circa 50 covers) ideal for private functions etc and a cosy Snug (circa 6/8). Adding to the diversity of the business are the highly impressive 4 Letting Bedrooms – all of which have en-suite facilities. There is a fully equipped Commercial Catering Kitchen and the owner's accommodation comprises 1 good sized bedroom (having en-suite shower room), lounge/bedroom 2. Good sized lawned beer garden and ample car parking facilities.

McConnell added, "This is an extremely rare opportunity to acquire a well established business and home with a wonderful quality of life in this enviable locale and expect a sale to be agreed extremely quickly!"