

Pub For Sale



A Free of Tie Leasehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :

Traditional 'Free of Tie' Inn with 4 en-suite Letting Rooms and Separate Function Suite In the Ancient Lincolnshire Village of Kirkstead in the Outskirts of Woodhall Spa.



The Railway Inn

Kirkstead Bridge, Woodhall Spa

Price: £28,000.

Tenure: Free-of-Tie Leasehold.

Turnover: circa £178,000 (inc VAT) Dec 2016 per annum.

Split: 60% Wet / 25% Food / 15% Accom.

Guy Simmonds 01332 865112



This business is located in the ancient Lincolnshire village of Kirkstead Bridge on the outskirts of the tourist magnet village of Woodhall Spa (1 mile). The prominent position and location of this property ensures excellent levels of passing trade to include fishermen, golfers, tourists and boaters from the nearby marina who are travelling between Lincoln and Boston.



The trading areas include: Open Plan Lounge/Bar (circa 40+ plus standing); Dining Room (26 covers) with a light and bright conservatory area that looks out across the highly popular nearby caravan park; and Self-Contained Function Suite (80 occupancy) with a wooden dance floor and raised stage area to one end. There is a well-equipped commercial catering Kitchen with 5* EHO rating.



The recently decorated owner's accommodation has 2 double Bedrooms.

Situated on the 1st floor of the property are **4 en-suite letting rooms** (1 family/2 doubles/1 twin).

To the rear of the property is a hard-standing patio area with wooden picnic benches (circa 30+ covers).

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7865>

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