

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



### **The Carpenters Arms Fiskerton, Lincolnshire**

**Guide Price:** £550,000

**Tenure:** Freehold

**Turnover:** Sales for Y/E August 2009 were circa £408,000 (incl. VAT) per annum.

**Recon Net Profit:** Circa £110,000

**Trade Split:** 60% food and 40% wet

**Agent:** Guy Simmonds 01332 865112

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the impressive and traditional unopposed Carpenters Arms situated in the highly desirable and affluent village of Fiskerton, Lincolnshire.

National Sales Director Martin McConnell said “this delightful freehold freehouse is currently operated *on massively reduced hours* and also on a pretty evenly split wet and food basis thereby offering a new *hands-on fully focussed owner operator partnership* with either experience of running a food orientated outlet or possessing the focus, drive and passion for food tremendous potential, enabling them to expand on the existing food offering, which

will automatically have a direct positive impact on the already impressive ‘bottom line net profit!’

This charming business is a well positioned and substantial premises and features a traditional Public Bar (circa 40+) being a good sized characterful room with an exposed beamed ceiling, there is a relaxing and inviting Lounge Bar (circa 30+) and a delightful Restaurant (circa 50 covers) with wonderful exposed brick walling. The family accommodation is presented in excellent decorative order and comprises 3 good sized bedrooms, lounge, office and a bathroom. There is a good sized lawned Beer Garden with a paved patio area, a lovely decked covered smoking area and patrons parking facilities for circa 20 cars.

McConnell added “This is an extremely rare opportunity to procure a business and family home offering tremendous potential and a superb quality of life in this enviable locale and not forgetting, of course, that this is a substantial piece of freehold real estate (becoming increasingly rarer!).”