



Former Exeter Arms - Freehold

21 Stamford Road, Easton on the Hill, Stamford, PE9 3NS

**Well appointed public House with 6
letting bedrooms 1 mile from the A1**

For Sale £650,000

4,273 sq ft
(396.97 sq m)

- Offered For Sale Subject to the remainder of the lease
- Approximately 80 cover Restaurant and Bar
- 6 Letting Bedrooms
- Main Road Location 2 miles from Stamford on the A43 to Corby Road
- Large Car park and beer garden/patio area
- Finance Available subject to status
- Current rental income £35,000

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Summary

Available Size	4,273 sq ft
Price	£650,000 Plus VAT
Rateable Value	£25,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Description

The main Public house was refurbished to a high standard around 10 years ago by a well known local licensed trade operator. The property is high profile and offers excellent road frontage with ample car parking for around 40 cars. The business provides approximately 80 covers plus the 6 well appointed ensuite letting bedrooms, enclosed landscaped patio area and multiple ground floor trading rooms.

Location

Located on the Main Street through the Village of Easton on the Hill, just 4 miles from Burghley House and located on the edge of East Northamptonshire bordering Rutland, Lincolnshire and Cambridgeshire. Stamford is approximately 2 miles to the North East, passing underneath the A1 (1 mile) with North and South bound access. To the South West the A43 will find Corby and Kettering via Weldon. From Duddington the A43 meets the A47 which runs East to West connecting Leicester via Uppingham and Peterborough.

Accommodation

The accommodation comprises the following areas: * Main L-shaped lounge bar area with bar (30 covers) * Conservatory (30 covers) * Further restaurant area (20 covers) * 6 en suite letting bedrooms

Name	sq ft	sq m	Availability
Building - Detached Public House	4,273	396.97	Available
Total	4,273	396.97	

Viewings

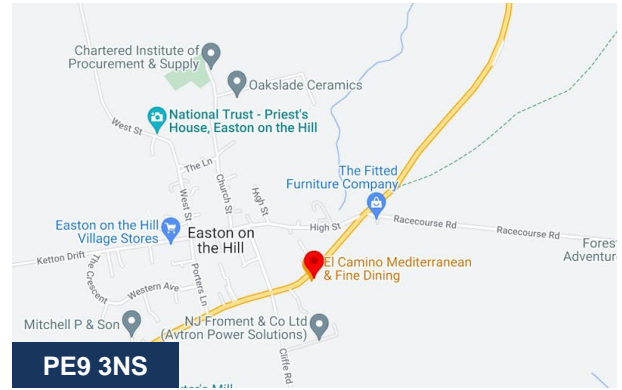
Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

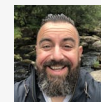
For Sale Freehold Subject to a sub lease which expires on the 28th August 2025. The initial passing rent is £35,000 plus landlords building insurance.

Services

We are advised that all mains services are connected to the property with the exception of gas which is on LPG. These services have not been inspected or tested by the agent



Viewing & Further Information



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