



The Windmill Hotel

Ref: 5740659

Market Place, Alford, Lincolnshire, LN13 9EB

Leasehold: Nil Premium, Annual Rent: £45,000 + VAT

Grade II Listed town centre hotel

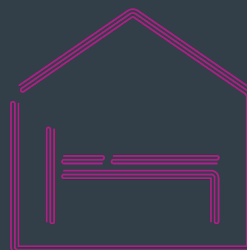
11 en suite letting bedrooms, dining room

Refurbished bar and restaurant trading areas

Two bedroom owner's accommodation

Potential for additional letting rooms

Car parking, seating terrace. EPC Exempt



The Windmill Hotel is a 16th Century Grade II Listed property, which occupies a prominent position on the Market Place in the centre of Alford, Lincolnshire.

The part two storey, part three storey property is of traditional brick construction with rendering to the front elevation. The vendor recently acquired the adjacent property, a former bank, which has increased the size of the public trading areas and created private accommodation.

The premises are currently vacant and are available by way of a new free of tie lease on terms to be agreed.

Location

The Windmill Hotel is located on the Market Place in the Lincolnshire market town of Alford.

Alford is situated approximately 34 miles east of Lincoln, 13 miles south-east of Louth and 13 miles north-west of Skegness.

Internal Details

- Reception
- Lounge bar/restaurant – with bar servery, loose tables and chairs, fixed perimeter seating
- Dining room (35)
- Commercial Kitchen – partially equipped
- Store and washroom
- Customer toilets
- Beer cellar – situated at lower ground floor level



Fixtures & Fittings

Any existing trade fixtures and fittings will form part of the lease agreement.

Tenure

The premises are available by way of a new free of tie lease on terms to be agreed. The asking rent is £45,000 plus VAT per annum.

Letting Accommodation

There are 11 en-suite letting bedrooms situated at first and second floor levels. Four of the rooms have been recently refurbished.

There is the potential to create additional bedrooms in the newly acquired adjacent property.





Business Rates

Confirmation of business rates payable should be obtained from the local authority.

External Details

There is car parking to the rear of the premises for approximately 20 vehicles, along with a paved terrace with bench seating.

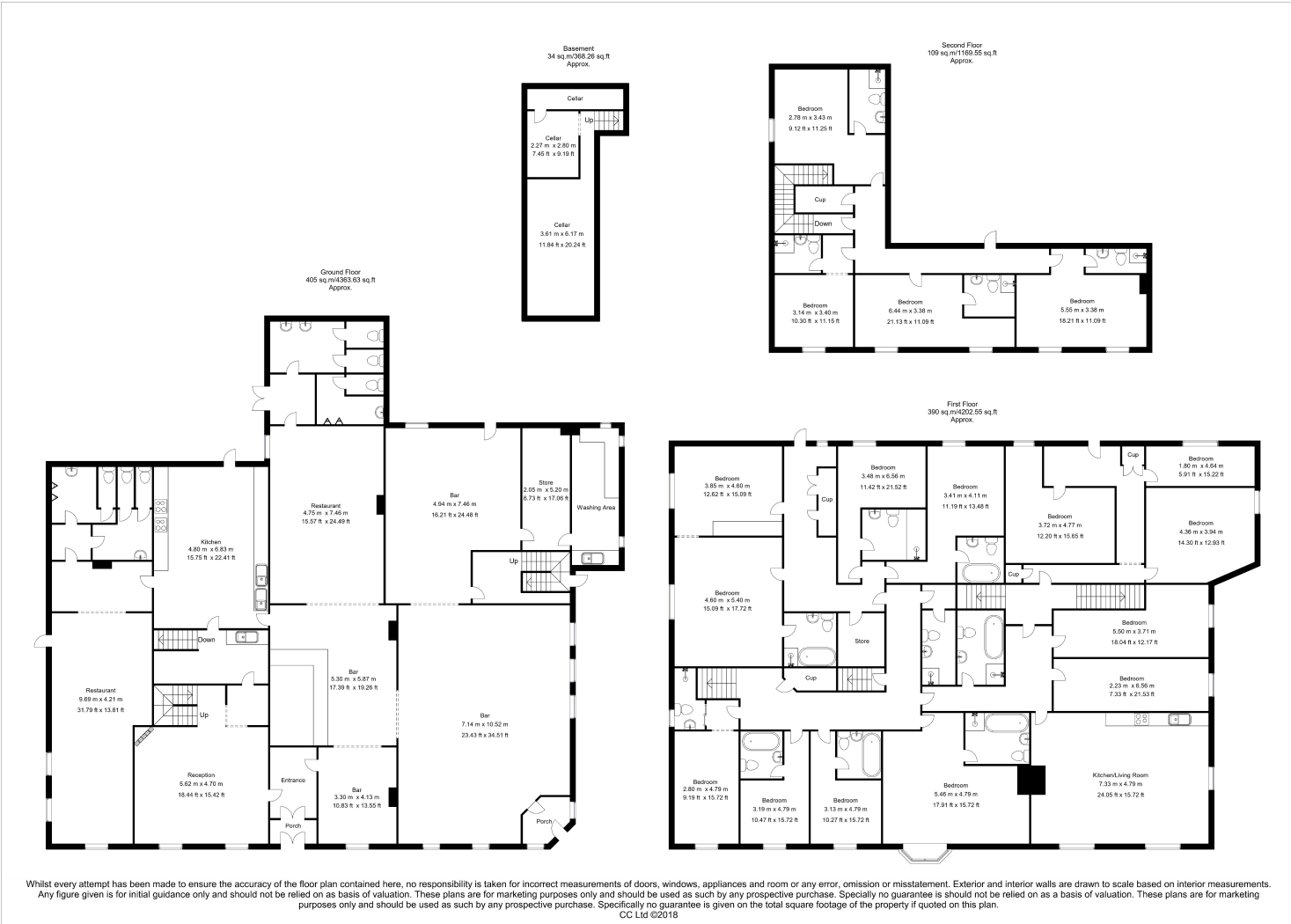
Owner's Accommodation

Situated at first floor level is newly created two-bedroom owner's accommodation with kitchen/diner and a bathroom. Additionally, there are a further two bedrooms and a bathroom which could be suitable for staff accommodation or additional letting rooms.

The Opportunity

The Windmill Hotel is a characterful, Grade II Listed property which dates back to the 16th Century and is steeped in local history. Thomas Paine, who is known for his involvement in the American Revolution, was Excise Officer at the hotel from 1764-1766.

Experienced new operators will have the opportunity re-establish the business in premises that have been partially refurbished and extended following the acquisition of the adjacent property.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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