

FOR SALE FREEHOLD PUBLIC HOUSE

THE THREE LIONS

11-15 Netherfield Lane, Meden Vale, Mansfield NG20 9PA



Key Highlights

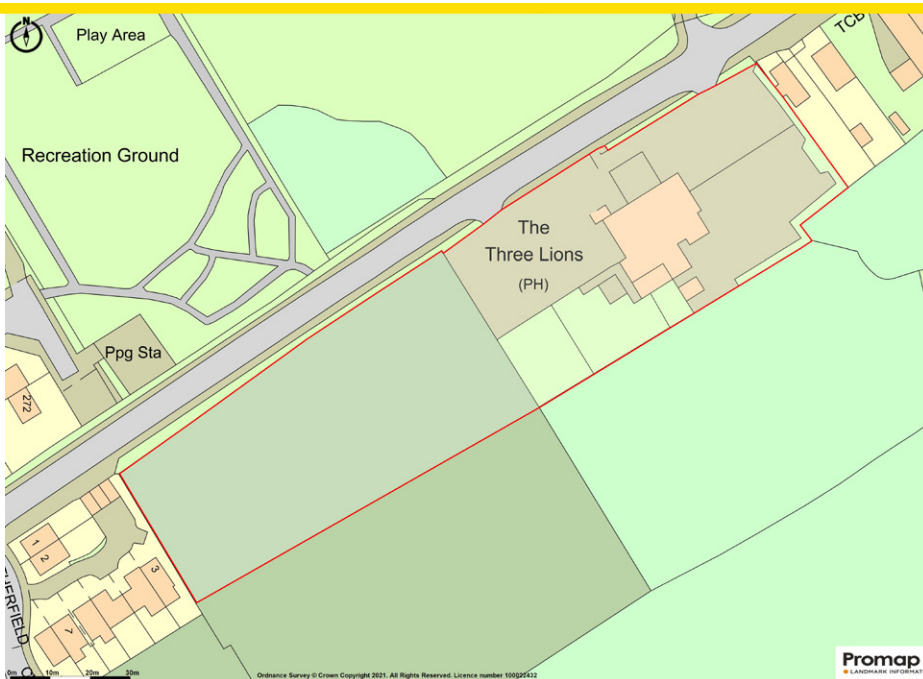
- Detached Freehold Public House
- Lounge, Games Area and Dining Rooms
- Three Bed Living Accommodation
- Beer Garden and Large Car Park
- Site Extends to 2.08 Acres
- Asset of Community Value

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Location

The Property is located in the former coal mining village of Meden Vale, Nottinghamshire. The village is off the A60, six miles north of Mansfield. The Three Lions is situated fronting Netherfield Lane, on the edge of the village, in a residential locality.

Description

The Property comprises a detached two storey public house of brick elevations beneath a pitched tile covered roof. Single storey sections are beneath flat felt covered roofs. Internally, the ground floor provides trading rooms and first floor living accommodation.

Externally there is car parking for approximately 80 vehicles, a beer garden with children's play area and a field extending to approximately 1 acre.

Overall the site extends to 2.08 acres.

Accommodation

To the ground floor the entrance leads into a reception providing customer WC's and access to the trading areas. To the front is a lounge bar with games area, furnished with both fixed and freestanding furniture. To the rear is carvery dining for 60 covers, beyond which is further seating to a conservatory.

Central bar serves to the trading accommodation, catering kitchen and ground floor beer cellar with stores.

The first floor living accommodation provides three bedrooms, lounge, kitchen and bathroom with separate WC.

Externally there is a boiler room, garage and store.



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The Business

The pub is vacant and currently closed to trade.

Tenure

The Property is held freehold.

Price

Unconditional offers are invited for the benefit of our clients freehold interest with vacant possession.

VAT & Stamp Duty Land Tax

VAT and SDLT may be applicable at the prevailing rate.

Planning

We understand the Property is not listed nor located in a Conservation Area. The Property was registered as an Asset of Community Value on 27th September 2021.

Licensing

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

Rating

The Property is entered in the 2017 Rating List with a Rateable Value of £7,750.

Fixtures and Fittings

The fixtures and fittings maybe available by way of separate negotiation.

Energy Performance Certificate

The Property has an EPC Rating of C-64.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing

Formal viewings can be made strictly by appointment with Savills. Where appropriate, we recommend interested parties carry out a discreet customer inspection in the first instance. . We kindly request that no approaches are made to staff or the business directly.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Contact

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