

THE CROWN INN

PUMP LANE, SALTFLEET, LOUTH, LN11 7RL



COASTAL VILLAGE PUBLIC HOUSE FOR SALE



CROWN INN SALTFLEET

B&B

PUBLICAN WANTED
BY 01709 504204

THE CROWN INN
FOOD SERVED DAILY
SUNDAY BRUNCH
12PM - 5PM

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HIGHLIGHTS INCLUDE:

- Freehold public house in Saltfleet
- Fronting the A1031
- Located next to several holiday parks
- Ground floor trading accommodation
- First floor private living accommodation and letting rooms
- Offers in excess of £200,000 plus VAT
- Site extends to 0.24 acres

LOCATION

The Property is located in the East Lindsay district of Lincolnshire fronting the A1031 road in the coastal village of Saltfleet, 10 miles east of Louth and 19 miles south east of Grimsby.

The Crown Inn is situated in a prominent position at the junction between Pump Lane and Main Road (A1031) in a predominantly residential area with several holiday parks to the north west side of the village.

DESCRIPTION

The Crown Inn is a two storey detached public house of brick construction beneath a multi-pitched tile roof with extensions to the rear.

Externally, to the rear there is an enclosed timber decked beer patio and to the side there is a customer car park with capacity for approximately 16 vehicles.

Overall, the site extends to 0.24 acres.



ACCOMODATION

Ground: The ground floor trading area is split across two distinct sections. To the front, there is a bar servery with open plan pub lounge and casual dining areas. Also, customer WCs and stores to the front of the Property. To the rear, there is a games room and commercial kitchen with the beer cellar and associated stores located in a rear outbuilding.

Basement: Stores.

First Floor: The private living accommodation comprising two bedrooms, bathroom, domestic kitchen, and living room. There is four letting rooms and WC.

TENURE

The Property is held freehold on title number LL79201.

GUIDE PRICE

Unconditional offers in excess of £200,000 are invited for the benefit of our client's freehold interest with vacant possession. VAT will be applicable.

RATING

The Property is listed in the 2023 Rating List with a Rateable Value of £9,500.

PLANNING

The Property is not listed nor located within a conservation area.

The Property is located within a flood zone 1 area.

LICENCE

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



EPC

The Property has an EPC rating of D-90.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any branded or leased items and any items owned by third parties will also be excluded.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

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

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

The Property is currently vacant. All viewings must be arranged strictly by appointment with the sole selling agents Savills.





CROWN
INN
SALT FLEET

Please
don't smoke
in the door

J.P.H. Carpentry

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