

THE NAGS HEAD/LACEBY ARMS

2 Caistor Road, Laceby, Lincolnshire, DN37 7HX



Key Highlights

- Public house in village location
- Development opportunity (STP)
- Large site
- Property could be split, if required

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Location

The property is located in the village of Lacey close to the A46 which connects Grimsby (approximately 5 miles to the east) and Lincoln.

Property

The property, which was formerly two units, is brick-built with pitched tiled roofs and fronts Caistor Road. The left hand part is three storeys and the right hand part is two storeys (above basement). The site is extensive and includes a large car park to the rear and external trading areas.

The original two public houses were combined into one approximately 30 years ago and provide extensive trading areas which can be separated to allow both drinkers and diners to frequent the public house. The upper floors have been used for residential accommodation.

The property could be divided into two units, if required.

Licences

The premises have the benefit of a Premises Licence in accordance with the Licensing Act 2003.

Planning

We understand the property is unallocated in the current Development Plan and not listed. There is potential for conversion of part or the whole of the building to other uses, subject to planning consent.

Contact

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All enquiries regarding planning matters should be directed to North East Lincolnshire Council.

Rating

The subject property is listed within the 2017 Rating List with a rateable value of £19,500.

Tenure

The property is held Freehold.

EPC

The property has an Energy Performance Asset Rating of E.

Price

Offers Invited. VAT may be applicable.

Savills Private Finance

Funding for this transaction can be arranged by Savills Private Finance. Please contact Russell Hall on 0161 2447797 or alternatively email rahall@savills.spf.co.uk.

Viewing

For a formal viewing, strictly by appointment with Savills.

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