

THE BOOT INN

10 THE STREET, SOUTH LUFFENHAM,
RUTLAND, LE15 8NX

CHARACTERFUL VILLAGE PUB IN RUTLAND
AVAILABLE FOR SALE FREEHOLD

savills

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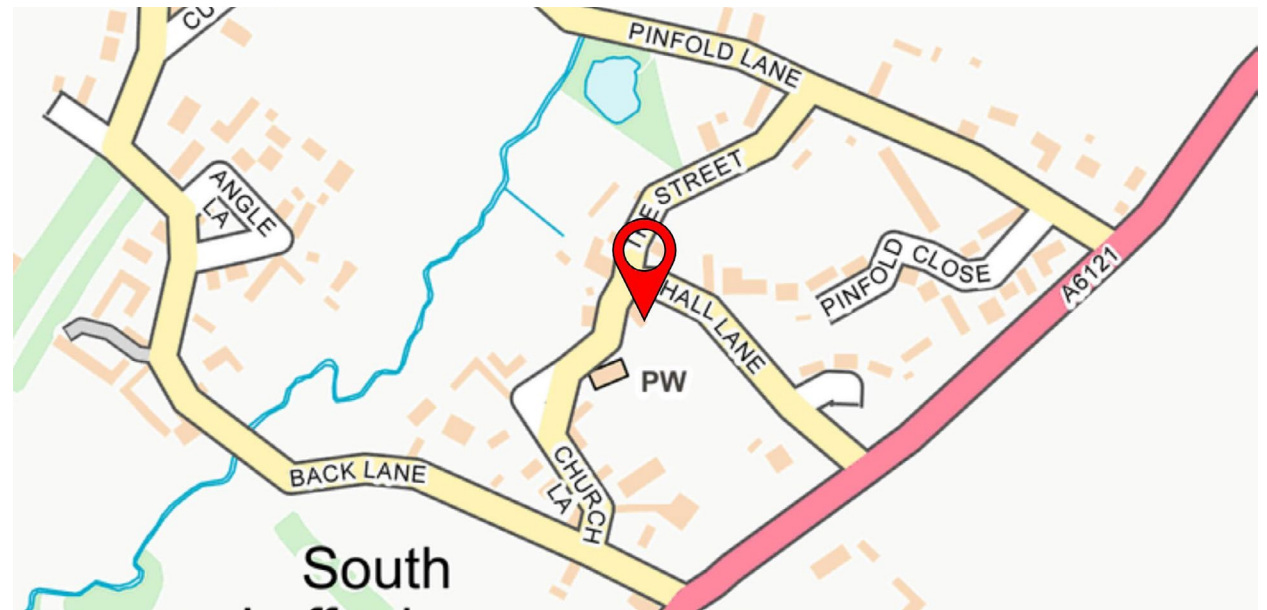
HIGHLIGHTS INCLUDE:

- + Semi-rural village location within Rutland
- + Characterful detached pub
- + Internal and external trade areas for approximately 100 customers
- + Four letting bedrooms
- + Extensive private accommodation
- + Car parking for 12 vehicles
- + Gross Internal Area (GIA) of approximately 3,400 Sq Ft
- + Alternate use potential subject to obtaining the necessary consents

LOCATION

South Luffenham is a semi-rural village within the county of Rutland approximately 17 miles west of Peterborough. Rutland is home to the UK's largest man-made lake and nature reserve, Rutland Water, which is popular with wildlife watchers and walkers.

The village of South Luffenham is located just off the A6121 (Stamford Road) and comprises mainly residential properties, two pubs, village hall and a parish church. The Boot Inn occupies a corner position fronting The Street and Hall Lane on a plot of 0.27 of an acre.



DESCRIPTION

The property comprises a two storey detached building of stone construction with a single storey extension to the side beneath a number of pitched tiled roofs. Externally there is an enclosed patio trade terrace and car parking facilities. The site extends to approximately 1,092 sq m (0.27 acres).

ACCOMMODATION

Lower Ground Floor - The lower ground floor provides a beer cellar with access to the rear for deliveries.

Ground Floor - The ground floor provides an L shaped bar servery with associated bar trade area for approximately 26 customers and an interlinking split level restaurant area for approximately 32 customers. The bar area is decorated with a flat screen TV, pool table and AWP machine. Additionally, the ground floor provides customer WC's, commercial kitchen, cold store, cleaning cupboard and a store room.

First Floor - The first floor provides four letting bedrooms (one en suite), communal bathroom and managers private accommodation comprising two bedrooms, living room, kitchen and bathroom. The private accommodation is self-contained and benefits from a separate entrance to the side of the property.

External Areas - Externally, the property benefits from an enclosed patio trade terrace and timber pergola for approximately 46 customers. There is a car parking for circa 12 vehicles and a single car parking space for the pub manager in addition to a private garden and garage.



PLANNING

The property is not listed but is located within the South Luffenham Conservation Area.

EPC

C-71.

RATEABLE VALUE

2023 £4,000

PREMISES LICENCE

The property benefits from a premises licence. A copy is available upon request.



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TERMS

Available for sale freehold with vacant possession. We are seeking offers in the region of £425,000 for our client's freehold interest.

VAT

VAT is applicable on the sale.

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

MONEY LAUNDERING

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





THE
BOOT INN
Pulford

SERVING QUALITY
FOOD
DRINK
AND
GREAT TIMES

The Boot Inn
Pub

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