

Spalding - The Lincolnshire Poacher, Double Street PE11 2AA
Free-of-Tie Pub to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Spalding - The Lincolnshire Poacher, Double Street PE11 2AA

Free-of-Tie Pub to Rent



Property Features:

- Comprises large public house with outdoor garden, and 7-bedrooms, suitable for staff accommodation or letting rooms
- VAT is applicable to this property
- Total area size 665 sq m (7,158 sq ft)
- Rated 4.3/5 stars on Google Maps, Trip Advisor and Facebook
- Located across the River Welland and close to local amenities and parks.



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Property Description:

Comprises large public house with 7-bedrooms, split between 2 flats and suitable for letting rooms or staff accommodation. The property includes:

- Main Bar Area
- Mezzanine Seating Area/Restaurant
- Well-equipped commercial kitchen
- Games Area
- Large patio to the rear for c. 20 covers

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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £495 + VAT per week (PCM: £2,145 + VAT)

Deposit: £5,500

Rateable Value:

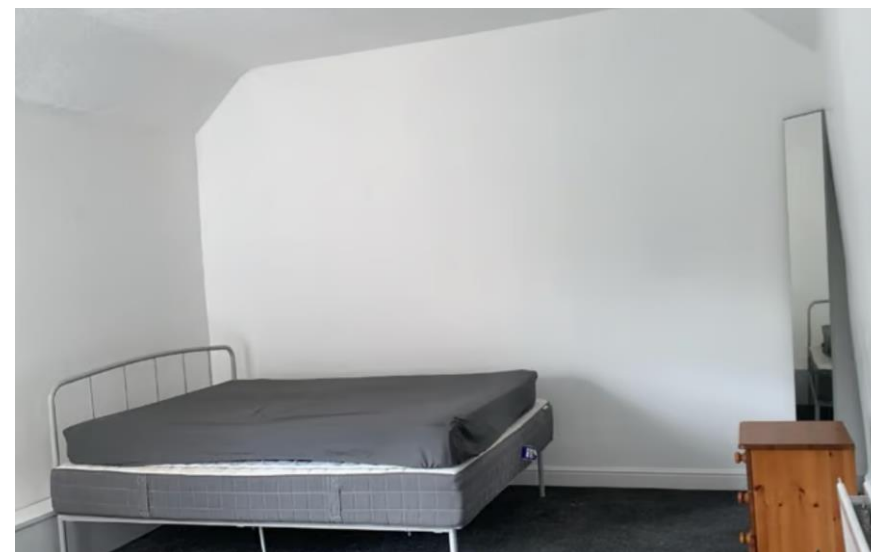
Rateable Value – £14,500 p.a.

Rates Payable – £6,200 p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a B Rating. Certificate and further details available on request.

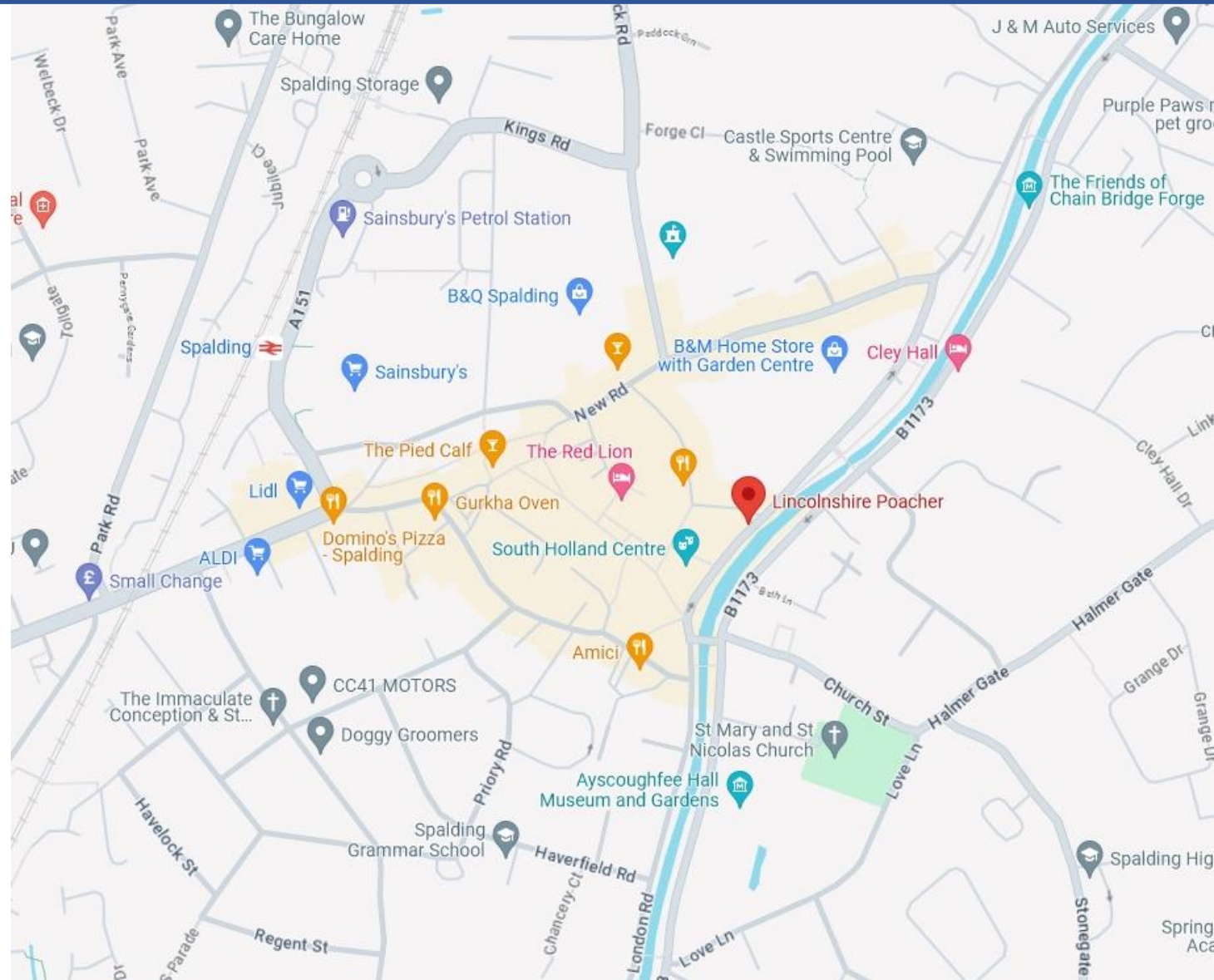


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Location:

Spalding is a market town on the River Welland in the South Holland district of Lincolnshire, England. Spalding railway station is situated on the Lincoln Central - Peterborough railway line, operated by East Midlands Railway. The service provide convenient access to Peterborough for employment and shopping. The property is located across the way from the River Welland and close to local amenities and parks.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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