



The Shires Inn

Ref: 5760504

Main Street Peatling Parva, Lutterworth, LE17 5PU

Freehold: Offers Over £1,500,000

Profitable village pub & restaurant

Bar & carvery (120), restaurant (100)

Net sales in excess of £1.1m

Advised EBITDA in excess of £285,000

Car park and beer garden

Planning for restaurant extension & new build holiday lets. Energy Rating B



The business has been run by our clients for approximately 30 years and is now a highly popular and profitable food led establishment.

New owners will have the opportunity to further develop the business by taking advantage of the planning permission to increase the overall capacity and also add letting accommodation to the offering. The surrounding area is undergoing a sustained period of residential development, with numerous schemes at various stages of development within a short drive of the business.



Description

This popular and successful business enjoys a strong reputation as a destination pub and restaurant, with a trade split of approximately 70% food sales to 30% wet sales. The business is run by our clients with a number of full time and part time members of staff and benefits from a strong catchment area in south Leicestershire. It will continue to benefit from the significant amount of residential development which is going on in the area.

A part two storey, part single storey property of traditional brick construction under pitched tiled roofs. The spacious property has been extended over the years and now caters for up to approximately 220 diners. We are advised the site extends to approximately 1.9 acres.

Internal Details

- Lounge bar (90)
- Carvery dining area (30)
- Conservatory restaurant/function room (100)
- Commercial kitchen with wash up and preparation areas and walk in freezer
- Ladies, gents and accessible toilets.

External Details

- Car parking for up to 50 vehicles
- Patio seating area for approximately 50 covers
- Beer garden with bench seating and children's play area, extending to approximately one acre
- Stores and bin store
- Separate staff parking for approximately 12 vehicles on part of the beer garden

Location

Situated in a desirable south Leicestershire village with easy access to the M1 motorway



Owner's Accommodation

Situated at first floor level and comprising two bedrooms, dining kitchen, lounge, bathroom and an office. We understand there is the potential to convert part of the roof space into an additional usable space.



Trading Information

For the year ended 31st May 2022, the business produced net sales of £1,147,259. We are advised the business generated an EBITDA figure of £285,572 for the same period. Further trading information will be made available to genuinely interested parties.

Planning Permissions

Approved planning permission exists for the development of a guest house with six en-suite letting bedrooms, a single story extension to the rear of the trading areas and an increased car parking capacity. Further information is available via the sole selling agent. We are advised by that this was renewed in January 2022.



Staff

Run by our clients with the assistance of 10 full time and a pool of 30 part time members of staff.

Business Rates

The current business rateable value from 01 April 2023 is £73,500

Tenure

The premises are available freehold or by way of a new free of tie lease with a requirement to purchase the freehold interest within a period of time to be agreed. Please contact the Sole Selling Agent for further information.







Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Matt Hill

Broker - Pubs & Restaurants

M:+44 7855 489 281

E:matt.hill@christie.com

Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189