



The Dirty Duck

Ref: 5752383

Duck Lane, Woolsthorpe Wharf, Woolsthorpe by Belvoir,
Grantham, NG32 1NY

Leasehold: £75,000, Annual Rent: £55,000

Pub, Restaurant and Duck Hall Building

Generous Outside Space Adjacent to the Canal

New Lease Immediately Available

2 Building Site and Large External Space

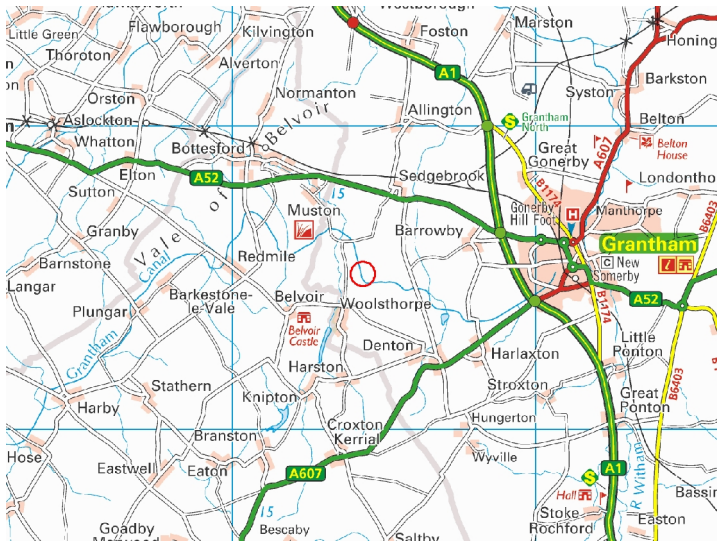
Caravan Park Facilities Incorporated

Well Established and Known Venue. Energy Rating C



The Dirty Duck is a fantastic opportunity to take a new lease on a dual building site in a fantastic position adjacent to a Caravan Park and sitting beautifully next to the canal. We are seeking an experienced operator to occupy this well-known site close to Belvoir Castle. The site which comfortably houses circa 150 covers internally within the main pub restaurant building and Duck Hall which also benefits from circa 75 covers externally, significantly increasing the turnover potential of the site. The venue also benefits from being next to a Caravan Park with approximately 12 pitches and houses the shower facilities for the site giving a further potential addition to the immediate customer base. Both buildings have separate kitchens, storage and toilets meaning that they can operate independently and could facilitate functions, parties or different offerings during opening hours. There is a generous sized car park and the location benefits from the tourist trade from Belvoir Castle, walkers, cyclists, passersby and returning customers through its well-established trade and following. To the main building there is modest accommodation including 2 bedrooms, an office, kitchen, bathroom and separate living room.

Viewing is recommended to appreciate the full offering, the opportunity and its position.



Location

The site is well positioned in the heart of the Vale of Belvoir and notable a very short distance from Belvoir Castle and its offerings. The villages surrounding the venue are often small with populations of less than a 1000 people but the location borders Nottinghamshire and Leicestershire and is a popular and easy location to visit via the A52.

The largest towns locally are Nottingham (population c. 800,000) Grantham (population c.45,000), Bingham (population 10,000) and Botesford (population 3,500).

Accommodation

- Circa 150 internal covers for the 2 buildings
- Circa 75 external covers
- Flexible space which can be adapted to cater for functions and parties
- Two well equipped commercial kitchens
- Two bed first floor apartment

External Details

- Large Car Park







Fixtures & Fittings

The fixture and fittings are included within the sale.



Tenure

We are seeking a tenant for a New Lease at a starting rent of £55,000 pa. We are seeking a £75,000 premium for the fixture and fittings.

Business Rates

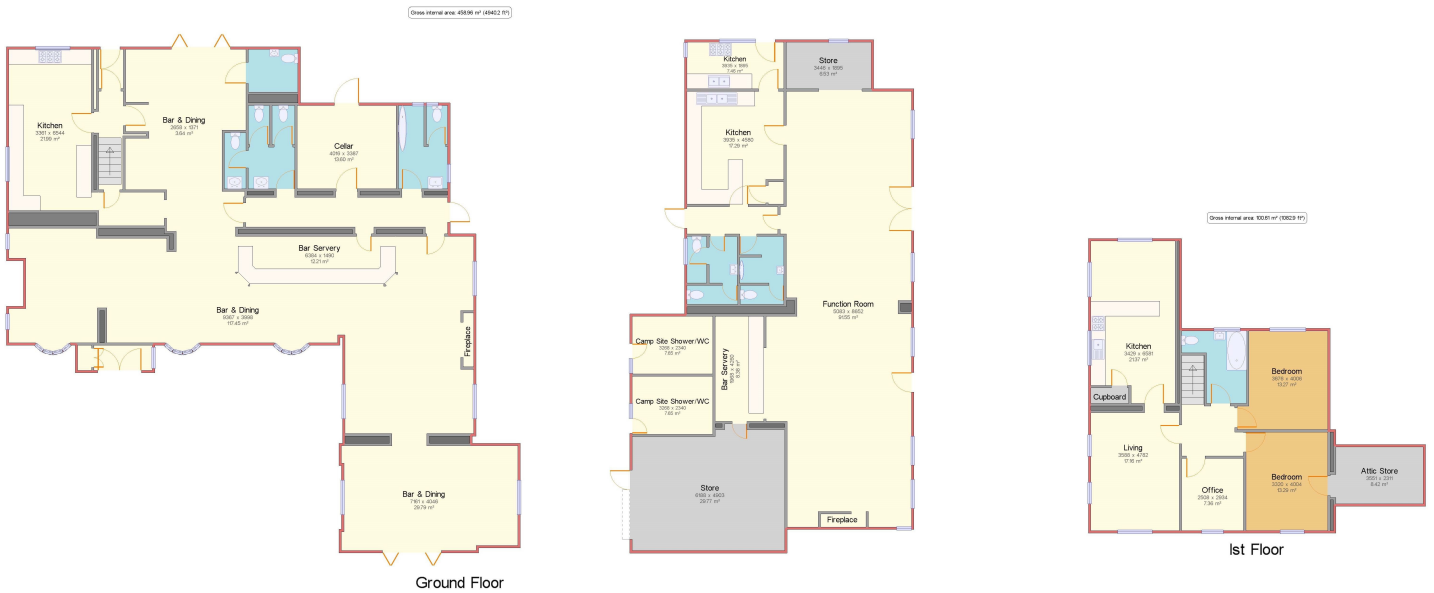
Rateable value of The Dirty Duck and Duck Hall is £13,750 pa from 1st April 2023.

Regulatory

We understand the premises is fully licenced and free of tie.







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Customer Due Diligence Checks

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Contact

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

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