



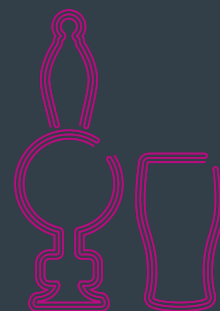
The Nags Head

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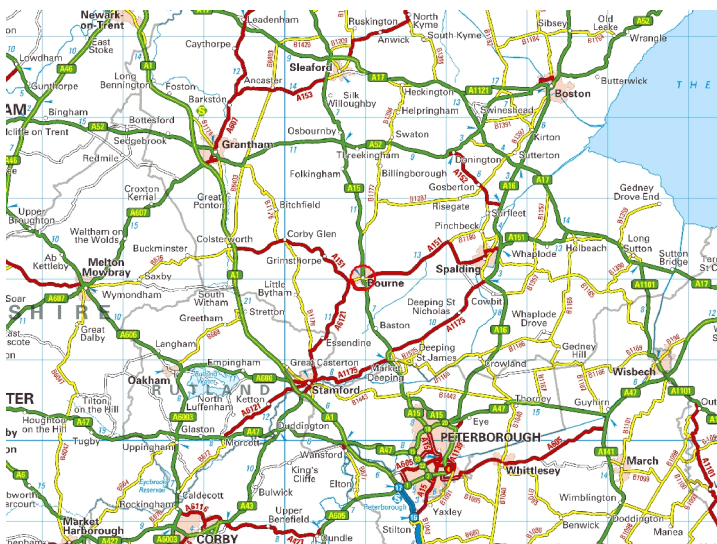
2 Abbey Road, Bourne, Lincolnshire, PE10 9EF

Freehold: Offers Over £495,000

- A centrally positioned town centre pub
- Outbuildings, car parking and beer garden
- Good sized commercial kitchen
- c.80 seated covers to the bar and restaurant
- Late bar with 175 capacity 3.30am licence
- Energy rating C



The Nags Head is a deceptive traditional bar and restaurant which provides a fantastic opportunity for an entrepreneur due to its diverse offering and potential income streams. A key feature is the 1st floor late bar with a generous capacity and late licence which is unique to the local area. This should not detract from the ground floor bar and restaurant which offers a broad menu and selection of local beers. It is a family friendly pub in a prominent position in the town centre for those on foot and there is a car park to the rear. The ground floor open plan space can be easily separated from the first floor and as such is adaptable to parties, functions or continued to be used as a successful, well attended late bar. To the outside, gates lead to a car park area, beer garden patio and several outbuildings which can be used to drive the income of the venue or be used as storage – one was previously used as a hairdresser’s salon. Viewing is highly recommended to fully appreciate the opportunity available.



Location

The Nags Head is positioned on the apex of two roads in the heart of the busy Bourne town centre. The area is littered with a wealth of things to do and see including: Wellhead Park, Grimsthorpe Castle and Burghley House and gardens. The venue is located 10 miles from Stamford and 20 miles north of Peterborough.



Fixtures, Fittings & Deposit

The fixture and fittings are available by separate negotiation with the current operator should an interested party seek a turnkey offering.

Business Rates

Rateable value the Nags Head is £16,500 and for the late bar is £9,800 from 1st April 2023.

Regulatory

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





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:

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Leeds



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.



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