

The Blue Bell Inn, Low Street, East Drayton, Retford, Notts, DN22 0LN



A detached well-known public house with living accommodation over, car-parking, located in the heart of the sought-after and attractive residential village of East Drayton. The property offers an excellent opportunity for those seeking business premises for those seeking public house or restaurant, or alternative use (subject to planning). The property offers accommodation of great character with self-contained 2-bedroomed apartment recently been re-decorated. It has the additional benefit of being a freehold property, free of tied to brewery, up to 50 covers, business rate exempt, private car-parking and ample back-of house accommodation. entrance porch, reception hall, ladies and gentlemen' WC, attractive bar/restaurant area, additional bar area, kitchen, preparation room, boiler room, store room, cellar, cooler-room, large rear store room. Recently decorated 2-bedroom first floor apartment with oil heating system, UPVC double glazing, modern style kitchen - comprising entrance hall, first floor landing, sitting room, light oak style breakfast/kitchen, 2 bedrooms, bathroom. Outside – enclosed bin storage area, car parking. The property occupies an excellent business base for existing or new venture, well placed for local attractions including Clumber Park, Sundown Adventureland. The A1 and A57 are within a short travelling distance giving excellent communication links to the area's major towns and cities. Lincoln 14.6 miles, Retford 6.9miles, Newark 11.9 miles, Gainsborough 13.6 miles, Tuxford 4.7 miles A1 Markham Moor 4.9 miles(All mileages are approximate).

Guide Price £220,000 plus VAT

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LOCATION

The property is located in the heart of the attractive and sought-after residential village of East Drayton, with excellent links via the A1 and A57 to surrounding attractions and towns and cities. The nearby towns of Retford and Tuxford lay approximately ... miles and miles respectively). Tuxford has a range of amenities with the well-respected Academy secondary school, local shops, doctor's surgery, chemist. The attractive Georgian market town of Retford, with a further range of amenities and main-line train station, with direct main-line service to London Kings Cross

DIRECTIONS

The property is easily found when leaving Retford along London Road, continuing out of the town turning left opposite Eaton College, as signposted to Upton and East Drayton. Follow the road through the village of Upton and on to East Drayton. On entering the village, pass the church on the left-hand side and at the cross roads proceed directly ahead on to Low Street where the property can be found located on the right-hand side, identified by our sale board.

ACCOMODATION

Timber paneled front door.

Entrance porch, with fitted matting floor and electricity meter cupboard.

Glass inner door opens into -
Reception hall area, with UPVC side French doors.

Ladies' toilets comprising – inner lobby with winged vanity washbasin with cupboards below, paper towel and soap dispensers, Plein Air wall mounted heater, twin cubicles with low flush WCs.

Gents' toilets comprising – lobby with radiator, Plein Air wall-mounted heater, winged vanity washbasin with cupboards below, twin urinals, separate WC, wall-mounted paper towel and soap dispensers.

Characterful main bar/restaurant area – 10.81m(39' 3") x 4.53m (14' 10") with feature fireplace with copper-style canopy and raised hearth, twin Dimplex electric radiators, feature bow windows to the front and side elevation. Fitted bar area with marbled counter, fitted shelving and optics bar to the rear, space for 3 fridges, security alarm panel, beamed features to ceiling.

"Henry's Bar" (Snug)- 4.60m(15' 1") x 4.01m (13' 1") – wainscot features to walls, beamed ceiling, access door to stairs to living accommodation.

Inner lobby with understairs shelved area.

Kitchen – 4.56m(14' 1") x 3.61m (11' 10") - Stainless stell single drainer sink unit with extendable mixer tap, tile features to walls, extractor, wall-mounted paper and soap dispensers

Preparation room – 3.12m(10' 2") x 2.84m (9' 3") – tiled walls, sealed catering floor.

Rear service area – with double doors opening out into bin storage area and car parking.

Boiler room – 1.75m(5' 6") x 1.35m (4' 5") - housing the Worcester oil-fired central heating boiler.

Store – 2.59m(8' 5") x 2.34m (7' 8") with fitted shelving.
Rear service passageway.

Cellar – 2.24m(7' 4") x 3.98m (13') – with room cooler fan, Vison V21 beer cooler servicing 12 beer lines.

Cooler room – 2.29m(7' 6") x 3.73m (12' 2")

Rear store room – 7.06m(23' 1") x 3.30m (10'9") – providing ample storage areas and office space.

Side door/security gate.

Stairs from side entrance lobby lead to first floor landing and living accommodation – comprising -

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Bedroom 1 – 3.64m(11' 11") x 3.35m (10' 11") with radiator, UPVC double glazed window, built-in airing cupboard with factory-lagged cylinder and immersion heater. Access to roof space.

Inner hall with UPVC double glazed window, radiator, double-fronted walk-in linen cupboard with radiator.

Bathroom – with paneled bath with shower and mixer attachment, vanity washbasin with cupboards below, low flush WC, tiled splash-back, radiator.

Bedroom 2 – 3.98m(13') x 2.38m (7' 9")- radiator, UPVC double glazed window.

Modern light oak style breakfast/kitchen – 4.57m(14' 11" x 2.79m (9' 1") – with one and a half bowl stainless sink unit set into worktop with cupboards, drawers and appliance recess below with plumbing for dishwasher, 4-ring electric hob with cooker-hood over and electric oven below, matching wall cupboards, tiled splash-back, UPVC double glazed window, access to roof void.

Lounge – 4.54m(14' 10") x 3.76m (12' 4") – with twin aspect UPVC double glazed windows, radiator.

OUTSIDE

The property has access to the side with front forecourt, marked out allocated car parking area, enclosed screened bin storage area, plastic oil tank.

GENERAL REMARKS

Tenure

The property is understood to be freehold, and the Public House free of tie.

Services

Mains water, electricity and drainage are connected. Oil

fired central heating system is installed via a boiler located to the rear boiler room. Services have not been checked or tested.

Method of Sale

Private Treaty

Plans, Areas & Schedules

These have been provided as accurately as possible from OS Data Sheets. These are published for your convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract for the sale plan.

Easements and Rights of Way

The land is sold subject to and with benefit of all rights of way whether private or public; drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

EPC CERTIFICATE

TBC

Grants – It is understood that government grants are available for investing in community pubs, these will be subject to terms and conditions and any interested parties should make their own enquiries.

Business rates

The current Rateable value is £4000. The property maybe suitable for Rural Rates relief. Interested parties should make their own enquiries

Council Tax

Flat Band A

Viewing strictly through the agents.

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Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.