



The Butchers Arms

White House Lane, West Halton, Scunthorpe, Lincolnshire DN15 9AZ

Freehold Offers Over £150,000

- Lincolnshire village close to Humber Estuary
- Detached three bedroom pub with rear car park
- 'L' shaped main bar, snug and lounge
- Smoking shelter and rear trade patio
- Ground floor cellar and catering kitchen
- Vacant possession freehold sale

Ref: 24413

01522 500059

East@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Butchers Arms is situated in the desirable north Lincolnshire village of West Halton, located approximately 8 miles north of Scunthorpe and 9 miles west of Barton Upon Humber and the Humber Bridge. The village is 3 miles east of the tidal rivers Ouse's and Trent's confluence with the Humber Estuary. This area, known as the Alkborough Flats, is a popular location for both fishermen and bird watchers.

The area benefits from a variety of notable landmarks and amenities which include Winterton Academy Secondary School, Walcot Hall Wedding Venue and the historic Julian's Bower Turf Maze. The village includes a post office, village hall and 17th century church dedicated to St Etheldreda. The nearby town of Scunthorpe provides larger shopping outlets, supermarkets and fuel stations.

The Butchers Arms occupies a two-storey detached part brick, part stone building, under part pantile and part slate tile roof. The property benefits from being located on White House Lane where it is the only public house in the village.

TRADE AREAS

FRONT ENTRANCE PORCH with stairs to the first floor accommodation and access to the SNUG which has seating for 14, tile flooring, exposed feature stone walls and side external door to the service yard. LOUNGE with seating for 12, carpet flooring, exposed feature stone walls, an extension of the wooden bar servery, under stairs storage cupboard and marble feature fireplace. L-shaped MAIN BAR with seating for 30, wooden flooring, log burner and wooden main bar servery behind which is a service area, POT WASH/UTLITY ROOM and a CATERING KITCHEN. SIDE HALL with additional external front door and access to both Ladies' and Gentleman's TOILETS as well as the ground floor CELLAR which benefits from an external rear barrel door.

OWNERS ACCOMMODATION

Located at first floor: TWO DOUBLE BEDROOMS. SINGLE BEDROOM. BATHROOM with separate SHOWER CUBICLE. AIRING CUPBOARD.

EXTERNAL

Rear CAR PARK with space for 5 vehicles. Rear TRADE PATIO with bench seating for 36. SMOKING SHELTER/'LEAN TO' with seating for 20. Enclosed SERVICE YARD with log store, gas bottle store and oil tank. Accessed via a private external staircase is a first floor storage space, comprising 3 rooms (this space could be reconfigured as a letting annexe providing the suitable permissions can be

obtained. The Landlord has informed us that a parcel of land to the rear of the demesne is to be split from the title and retained for their own use. This area has been excluded from this sale.

THE BUSINESS

The Butchers Arms traded under tenanted operation from 2014 until January 2025, achieving a rental income for the landlord of £16,250 per annum. After the tenants departure in 2025 our client now wishes to offer the property to the market as a vacant possession sale.

Potential exists to introduce letting accommodation by converting the external first floor storage room. The opportunity to extend the property is also available due to the significant space available to the rear of the building. Alternatively, change of use to a residential dwelling/s could be another viable option (STPP) due to the property's residential location.

No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard for the location and potential of the site.



TENURE & PRICE

FREEHOLD OFFERS OVER £150,000 to include fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held allowing the sale of alcohol by retail (on and off):

Monday to Saturday: 10:00-23:00

Sunday: 12:00-22:30

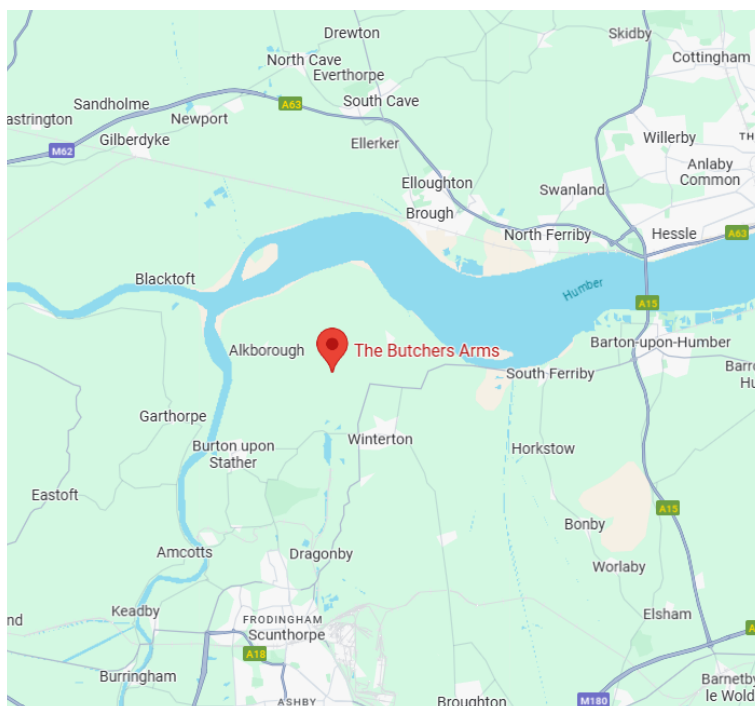
SERVICES

Oil central heating. LPG cooking facilities. All other mains services are connected. The property also benefits from a fire alarm. Please note the property is not listed or located within a conservation area. The property is listed as an asset of community value.

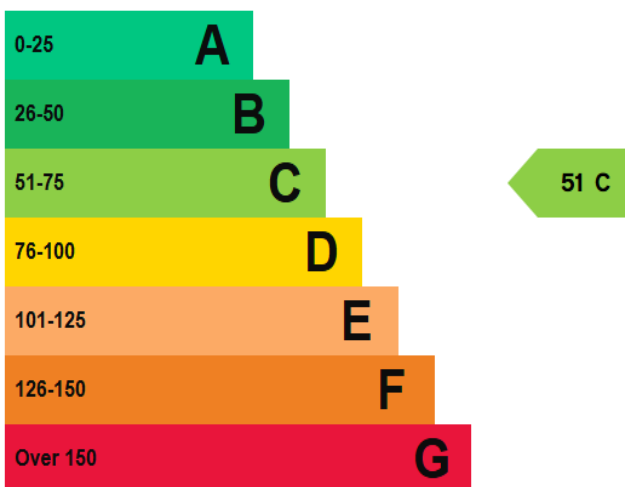
Local Authority: North Lincolnshire District Council

Rateable Value as at 01 April 2023 : £2,500

Business Rates Exempt



Map Data @ Google



EPC Reference: 1446-8253-0669-5877-7888

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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