



Olde Farmhouse Inn

Little London, Stallingborough, Lincolnshire, DN41 8BL

Freehold Offers Around £250,000

- North Lincolnshire close to A180
- Seven bedroom hotel, restaurant & bar
- Two bedroom private accommodation
- Rear car park, trade patio & smoking shelter
- Detached annexe currently let as a gym
- Renovation project - Vacant possession sale

Ref: 3147

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SP Sidney
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LOCATION

The Olde Farmhouse Inn is situated on the outskirts of the rural hamlet of Little London. The village lies in the northeast of the county, approximately 3 miles south of Immingham, 7 miles northeast of Grimsby and only 8 miles east of Humberside Airport.

The adjacent village of Stallingborough provides amenities including a local village store and post office, a primary school and a village train station with services running on the line from Barton upon Humber to the seaside town of Cleethorpes. There is also an early morning train to the town of Scunthorpe.

The Olde Farmhouse is a 100% wet-led village pub-cum-potential hotel which occupies a detached, three storey property of brick construction under a tiled roof with a felt flat roof extension. It briefly comprises:

TRADE AREAS

GROUND FLOOR

Entrance via the car park to the rear of the building into an ENTRANCE HALL which gives access to the LADIES' & GENTLEMEN'S TOILETS as well as the 'L' shaped MAIN BAR with seating for 26, L-shaped brick bar servery, part wooden, part tiled flooring and a brick feature fireplace. Rear ENTRANCE HALL with access to an OFFICE. Ground floor CELLAR, STORE ROOM and stairs to the first floor. RESTAURANT with seating for 52 which houses a brick bar servery and has carpet floor with pine dance floor, wall lights, access to STORE ROOM and a further set of Ladies' and Gentlemen's TOILETS. Adjacent to the restaurant is the COMMERCIAL KITCHEN with PREP AREA.

OWNERS ACCOMMODATION

- 2 SINGLE BEDROOMS
- KITCHEN/DINER
- BATHROOM
- LOUNGE
- OFFICE
- STORE ROOM

LETTING ACCOMMODATION

FIRST FLOOR – (in need of refurbishment)

- 2 SINGLE BEDROOMS both with EN SUITE SHOWERS

SECOND FLOOR – (in need of refurbishment)

- 4 DOUBLE BEDROOMS all with EN SUITE SHOWERS
- 1 SINGLE BEDROOM with EN SUITE SHOWER

EXTERNAL

Rear TRADE PATIO with potential seating for 20. SMOKING SHELTER. CAR PARK with space for 20 vehicles.

DETACHED ANNEXE (single storey of brick construction) currently utilised as a strength and fitness gymnasium. Comprising:

- Open plan GYMNASIUM room
- OFFICE
- 2 STORE ROOMS
- 2 FREE WEIGHT ROOMS

THE BUSINESS

The Olde Farmhouse Inn has been in our client's ownership since 2010 and currently operates as a community wet-led public house serving passing trade from the nearby towns of Immingham and Grimsby as well as local villages. A large proportion of clients are workers for the local refinery, docks and chemical factories. It is our belief that the introduction of a food menu and refurbished letting accommodation would see a rise in gross and net profit percentages.

The plot houses a detached annexe which is currently let as a strength and fitness gymnasium producing a rent of £730 per calendar month.

It is our opinion that The Olde Farmhouse would suit a hands-on owner willing to transform and refurbish this wet-led public house into a successful hotel and restaurant.

No trade is sold or warranted. Historic trade accounts are not available. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site. The property is sold with vacant possession.

LICENCE

A Premises Licence is held permitting the sale of alcohol between the hours of 12:00 - 00:00, 7 days a week.

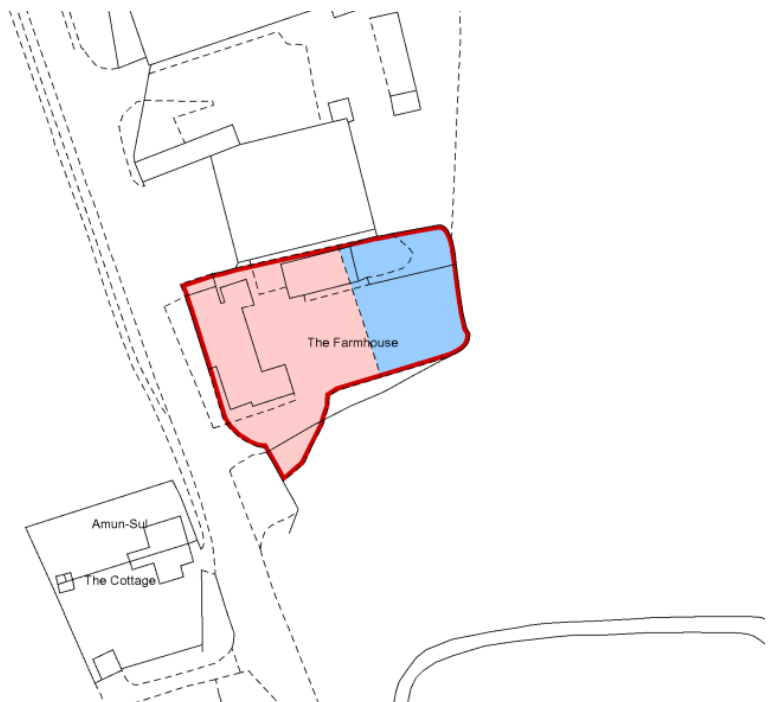
SERVICES

Mains water, electricity and gas services are connected. Septic tank drainage.

Local Authority: North East Lincolnshire Council, Municipal Offices, Town Hall Square, Grimsby, Lincolnshire, DN31 1HU

Telephone: 01472 313131

Rateable Value: £2,000

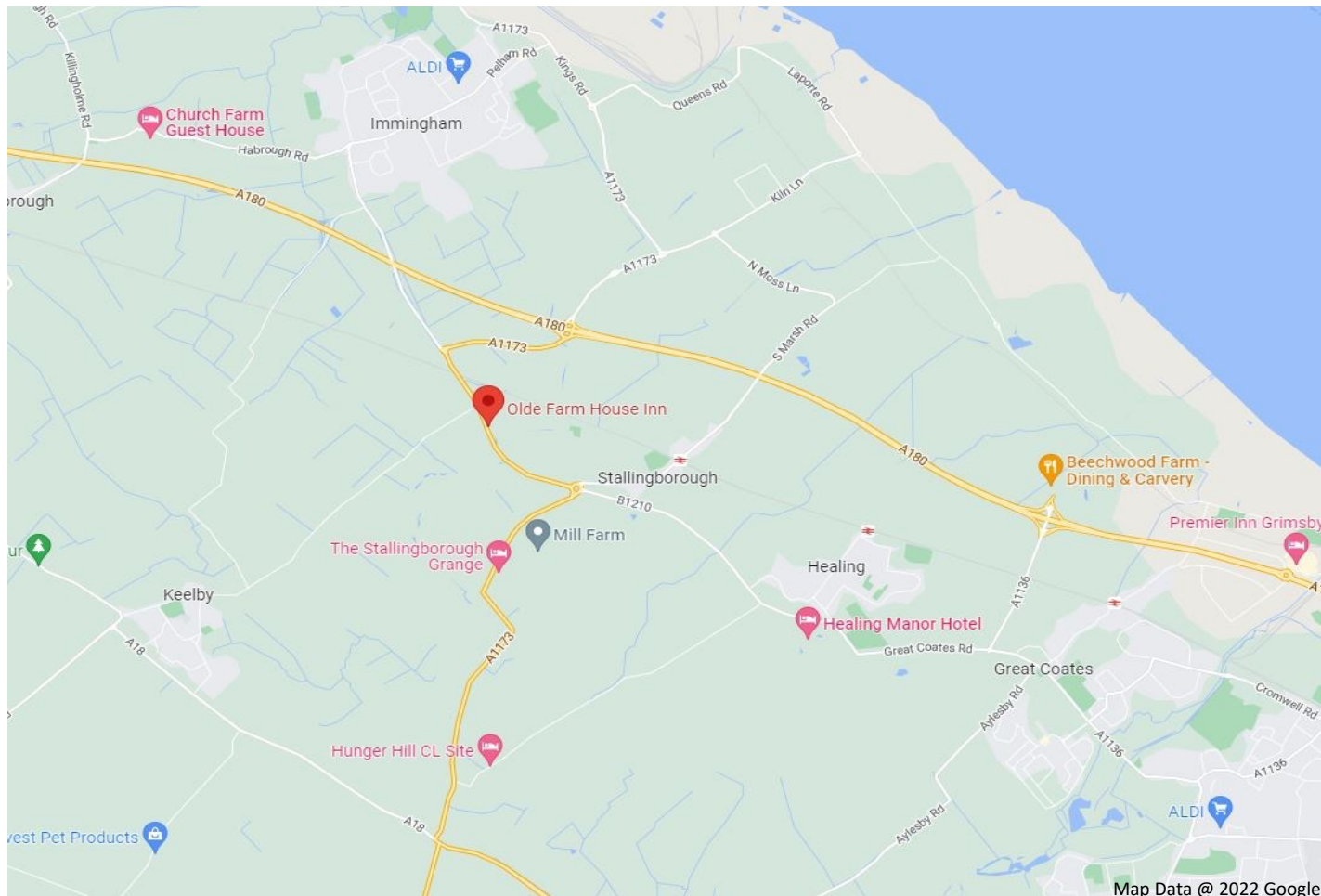


TENURE & PRICE

FREEHOLD OFFERS AROUND £250,000 to include fixtures and fittings. Stock at valuation in addition.

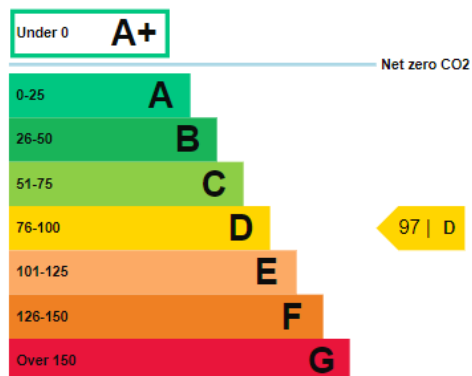
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 9879-4007-0819-0900-7591

BUSINESS MORTGAGES
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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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