



The Black Bull

7 Market Place, Donington, Spalding, Lincolnshire, PE11 4ST

Tenure: Freehold

Price: £650,000

Ref: 96644

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Popular three-storey public house and restaurant
- Market Place location in large Lincolnshire village
- Three internal trade areas (108) & trade patio (36)
- Sizeable two storey owners' flat and car park (14)
- Annual net sales of £610,704 – EBITDA of £124,699
- Only pub in the village – same owners since 2001

Location

The Black Bull is situated in the sizeable South Lincolnshire village of Donington. The village is located 10 miles north of Spalding and 10.3 miles south-west of Boston. The pub sits on the A152 which connects to the A52. In turn, the A52 links to the A16 and A17.

Donington is a large village with a population of 3,196 at the 2021 census. It benefits from a variety of notable landmarks and amenities which include a food store, a pharmacy, a butcher's and both primary and secondary schools. There is also a community centre and a 13th century church dedicated to St Mary and the Holy Rood. The nearby towns of Spalding and Boston provide larger shopping outlets, supermarkets and fuel stations.

The Property

The Black Bull is purported to date back to the 17th century and occupies a Grade II listed, three storey, link-detached brick building under a slate roof. The property benefits from being located in Market Place and is the only public house in the village.



Trade Areas

FRONT ENTRANCE PORCH providing entry to the FLINDERS BAR which has seating for 26, carpet flooring, an open fireplace and a whisky barrel panelled main bar servery with Corian top. LOUNGE with seating for 40, Karndean flooring, an open fireplace and an extension of the main bar servery. RESTAURANT with seating for 42, Karndean flooring and an external front entrance door. REAR HALL with a side external door to the rear trade patio (utilised for barrel deliveries), entry to the LADIES' and GENTLEMEN'S TOILETS, a UTILITY CUPBOARD, a STOREROOM with a side external door to the car park and entry to the open plan, ground floor CELLAR. INNER HALL with an enclosed staircase to the first floor and access to the fully fitted COMMERCIAL KITCHEN which benefits from a POTWASH/DESSERT PREP area and a rear porch with an external door to the car park.

Owners' Accommodation

FIRST FLOOR

THREE DOUBLE BEDROOMS. TWO LOUNGES (historically utilised as function rooms; currently used for storage). KITCHENETTE. BATHROOM. AIRING CUPBOARD which houses the central heating boiler.

SECOND/TOP FLOOR

Open plan LOUNGE/DOUBLE BEDROOM. BATHROOM with separate SHOWER CUBICLE.

External

Rear CAR PARK with space for 14 vehicles and an enclosed WOOD STORE. Sheltered rear TRADE PATIO with seating for 36.





The Business

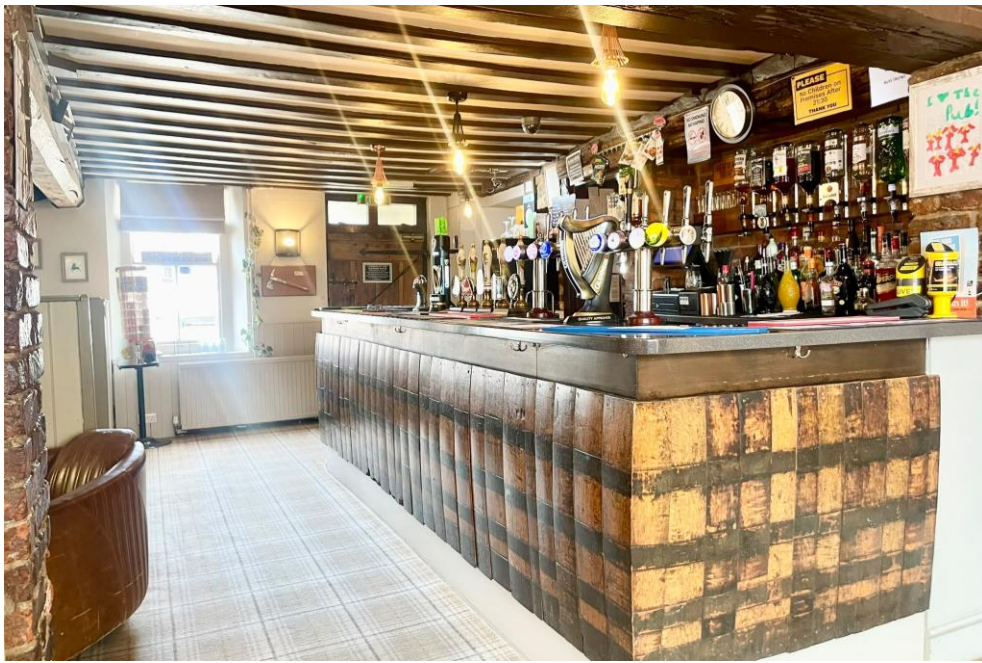
The Black Bull has been in our clients' family's ownership since 2001. They now wish to relocate and are offering the premises to the freehold market in order to do so. The business is currently operated by our clients alongside five full-time and five part-time staff; it trades as a community pub and destination venue popular for its homemade British Classics food offering, afternoon teas and occasional themed menu evenings.

The premises hosts regular quiz nights and raffles as well as charity fundraising events. A greater number of functions and private parties could be held at the venue if the sizeable first floor lounges were redeployed as function rooms instead of storage areas.

Year end accounts for November 2025 show a net turnover of £610,705, resulting in a net profit of £77,714 and an EBITDA/adjusted net profit of £124,699 per annum. The EBITDA has been created by reconstituting commercial rent, directors' remuneration and depreciation. Further accounting detail will be made available to serious parties following a formal viewing.

The business is currently supported by a dynamic website and social media accounts which will be passed over to the buyer on completion.









Tenure & Price

FREEHOLD Asking Price: £650,000 to include goodwill, 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.

Licences

A Premises Licence is held permitting the retail of alcohol:

Seven days a week: 10:30 – 23:00

Opening Hours

Monday: Closed

Tuesday to Thursday: 12:00 – 22:00

Friday and Saturday: 12:00 – 23:00

Sunday: 12:00 – 20:00

Services

All mains services are connected. The property benefits from an intruder alarm and a nine camera CCTV security system.

Rateable Value: £43,000 as of 1 April 2026.

Local Authority: South Holland District Council.







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