



Plough Inn

Market Place, Binbrook, Market Rasen, Lincolnshire, LN8 6DE

Freehold Offers Around £295,000

- Stunning Lincolnshire Wolds village location
- 3 double bedroom public house with car park (30)
- Single garage, trade outbuilding & trade garden/patio (60)
- 3 internal trade areas (60) - Fully refurbished in 2017
- Scope to add food offering via unused commercial kitchen

Ref: 91735

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LOCATION

The Plough is situated in the vibrant Lincolnshire village of Binbrook, located approximately 8 miles northeast of Market Rasen, 9 northwest of Louth, 12 south of Grimsby and 20 west of the Lincolnshire coastline. Also found 8 miles west is the busy A46 trunk road. The nearest airport to the village can be found 16 miles north at Humberside International Airport.

The property lies in the magnificent Lincolnshire Wolds which covers 560 square kilometres and houses a variety of landmarks and amenities including the popular Cadwell Park, one of the UK's top motor racing circuits, the award-winning Ovens Farm Vineyard and the picturesque Hubbard's Hill picnic and beauty spot. The village itself benefits from a medical centre, primary school, community centre and a vehicle repair shop, as well as a Post Office/Village Store, Chinese takeaway, hair salon and a church dedicated to St Mary & St Gabriel.

The Plough occupies a two-storey, semi-detached, brick building under a part slate, a part pantile roof. The property is located in the market place where it benefits from being the only inn in the village.

TRADE AREAS

Side entrance hall via the car park into open plan MAIN BAR/GAMES ROOM with approximate seating for 28, wooden main bar servery and tile flooring.

The first of two SNUG areas, with seating for approximately 16, benefitting from an extension of the main bar servery, part carpet, part tile flooring, log burner and access to the front entrance porch.

The second SNUG benefits from carpet flooring, seating for approximately 10 and access to a private staircase leading to the first floor.

Ancillary areas include a fully-fitted COMMERCIAL KITCHEN with prep area, BASEMENT CELLAR, LADIES' and GENTLEMEN'S TOILETS.

OWNERS ACCOMMODATION

Located at first floor level, comprising:

- 3 x DOUBLE BEDROOMS
- LOUNGE
- KITCHEN DINER
- BATHROOM

EXTERNAL

Sizeable CAR PARK with space for 30 vehicles. Raised, enclosed and lawned TRADE GARDEN with bench seating for 60. Private yard/bin store. Coal shed/store. Two-storey single GARAGE. Single storey OUTBUILDING known as 'The Hub'.

THE BUSINESS

The Plough, which was fully refurbished in 2017, most recently operated as a 100% wet-led community village public house, hosting both darts and pool teams, as well as showcasing live sporting events via Sky Sports TV. The Plough was run by a manager with four part-time staff members. The business's main custom came by way of its local community clientèle, however it also attracted destination trade comprising visitors to the nearby Cadwell Park Racing Circuit and ramblers and dog walkers who travelled from nearby towns to take in the beauty of the Lincolnshire Wolds.

The opportunity to reopen the pub and increase turnover is available by way of the commercial kitchen, which would allow a new operator to attract a new type of destination food clientele. There is also scope to convert the sizeable, two storey, single garage into letting accommodation, subject to the relevant planning permissions.

The plot previously benefitted from planning permission to erect a block of 4 holiday cottages. For more information visit: <https://publicaccess.e-lindsey.gov.uk/online-applications/>
Reference: 017/01952/12

Accounts:

October Year End 2017 Net Turnover: £191,036

October Year End 2018 Net Turnover: £226,959

October Year End 2019 Net Turnover: £237,212

Further accounting detail will be made available to serious parties following a formal viewing.

LICENCE

A full Premises Licence is held allowing the sale of alcohol between the hours of:

12:00 - 01:00 seven days a week.

SERVICES

All mains services are connected.

The property benefits from both fire and burglar alarms as well as an 8 camera CCTV security system.

Local Authority: East Lindsey District Council

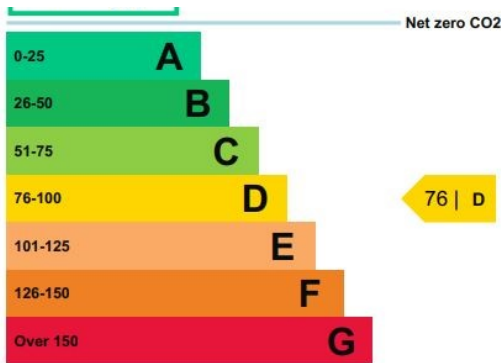
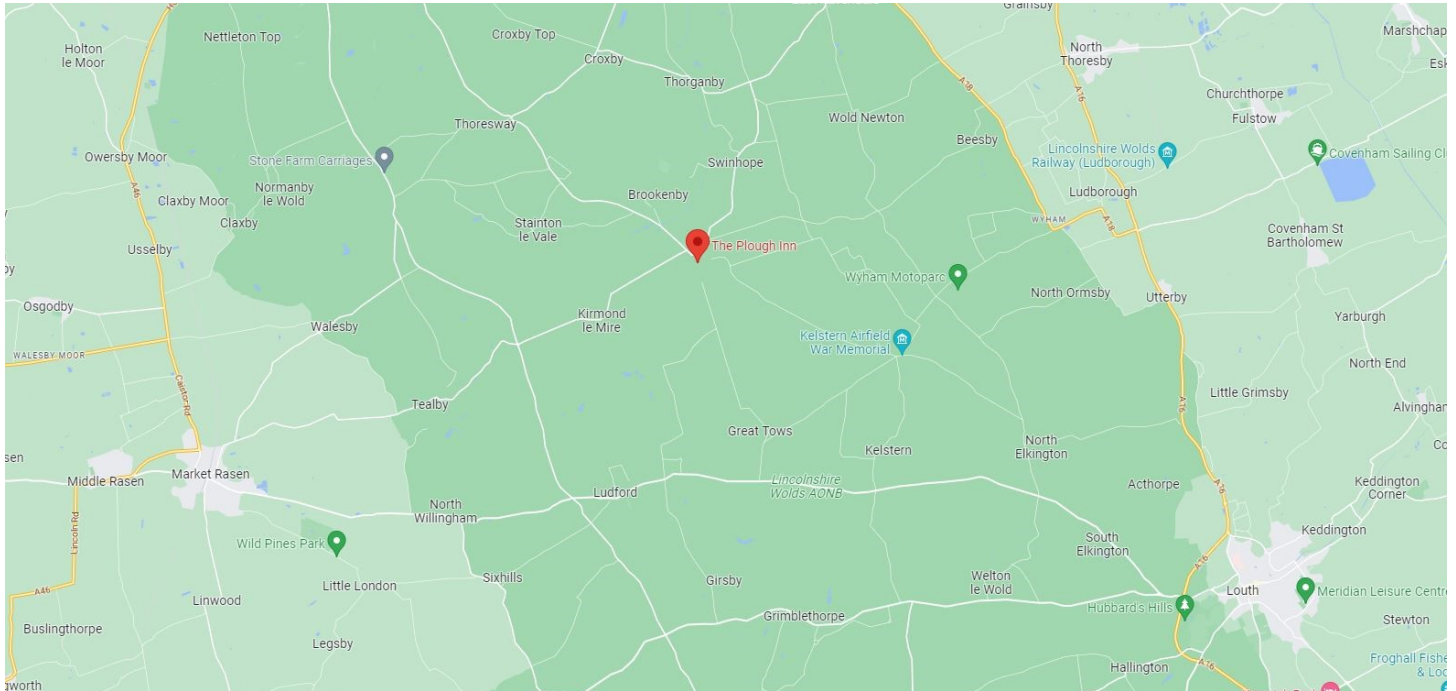
Rateable Value: £10,500.



TENURE & PRICE

FREEHOLD OFFERS AROUND £295,000 to include goodwill and fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.



EPC Reference: 0972-4762-8045-7315-6078

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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