



Country Kitchen Café & Lodge

Byards Leap, Cranwell, Sleaford, Lincolnshire, NG34 8EY

Leasehold Premium £15,000

- Hamlet located on the A17 between Sleaford & Newark
- Open plan café (48) with adjoining 5 bedroom letting lodge
- Sizeable commercial kitchen and external storage space
- Substantial car park (30) with trade patio (48) and lawn
- New 7 year leasehold opportunity - Modest annual rent
- Potential to operate as a Café - Bistro - Restaurant - Tearoom

Ref: 94948

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SP Sidney
Phillips



LOCATION

The Country Kitchen Café & Lodge (More recently known as The Horseshoes Café) is situated in the quaint Lincolnshire hamlet of Byards Leap, renowned locally for its association with various legends. The hamlet is located adjacent to the A17, only 2.7 miles west of Cranwell, 5.7 miles northwest of Sleaford and 13.4 miles southeast of Newark- on-Trent. The Country Kitchen Café & Lodge is well known for being the main amenity within the hamlet, nestled between a vehicle repair shop and a caravan park. The aforementioned town of Sleaford provides larger shopping outlets, supermarkets and fuel stations.

The property briefly comprises:

CAFE

(Single storey wooden building with pitched felt roof)

Open plan TRADE AREA

- Seating for 48
- Service counter
- Carpet flooring
- Ladies & Gentlemen's toilets
- Fully fitted commercial kitchen with prep area and wash up room

LETTING LODGE

(Single storey brick building with pitched tile roof)

- Bedroom 1: Super King Room with bathroom en suite
- Bedroom 2: Super King Room with bathroom en suite
- Bedroom 3: Double Room with shower en suite
- Bedroom 4: King Room with bathroom en suite
- Bedroom 5: Super King Room with bathroom en suite
- Boiler cupboard housing the central heating boiler for the lodge
- Laundry cupboard
- Sizeable loft storage space

EXTERNAL

- Front trade patio & lawn with bench seating for 48
- Car park with space for 30 vehicles
- Rear yard with wooden storage shed
- Single storey Nissen hut with corrugated iron roof, housing the central heating boiler for the café

THE BUSINESS

Our clients have operated the Country Kitchen & Lodge since 1982, trading the premises as a traditional roadside café with adjoining letting accommodation. Since April 2023, the business has traded under tenanted operation as The Horseshoes Café, the premises are now offered to the leasehold market in order to find a new tenant.

The business has most recently been let on a traditional tenancy agreement and therefore no trading accounts are available. 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 to the location and potential of the site.

LICENCE

No Premises Licence is held.

SERVICES

Mains water and electricity are connected. Oil fired central heating. Septic tank drainage.

Local Authority: North Kesteven District Council, Kesteven St, Sleaford, Lincolnshire NG34 7EF

Rateable Value as at 01 April 2023: £13,000



TENURE & PRICE

THE LANDLORD WILL CONSIDER THE CREATION OF A NEW LEASE AGREEMENT ON THE FOLLOWING TERMS:

Ingoing Premium of £15,000 to include fixtures and fittings. Stock at valuation in addition. Non assignable lease for a term of 7 years, Rent is £16,000 per annum, paid weekly in advance, subject to rent reviews every 3 years in accordance with RPI. The lease falls within the provisions of Part II Landlord & Tenant Act 1954. The lease is free of all trade ties. The Landlord insures the building, the cost of which is charged to the Tenant by way of an insurance rent. In addition to the agreed premium, there is an ingoing Landlord's security deposit equivalent to three months rent. Please note that VAT will not be payable on the premium or rental payments. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.

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

Viewing strictly by appointment only.



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epc

BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: N/A

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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