



Marquis of Granby

24 Northgate, Sleaford, Lincolnshire, NG34 7DA

Lease Premium: £25,000

Ref: 34379

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Busy Lincolnshire market town location
- 18th century detached pub and restaurant
- Six letting rooms and manager's apartment
- Main bar (50), snug (10) and restaurant (50)
- Car park (12) and trade patio/garden (80)
- Brand new free-of-tie leasehold opportunity

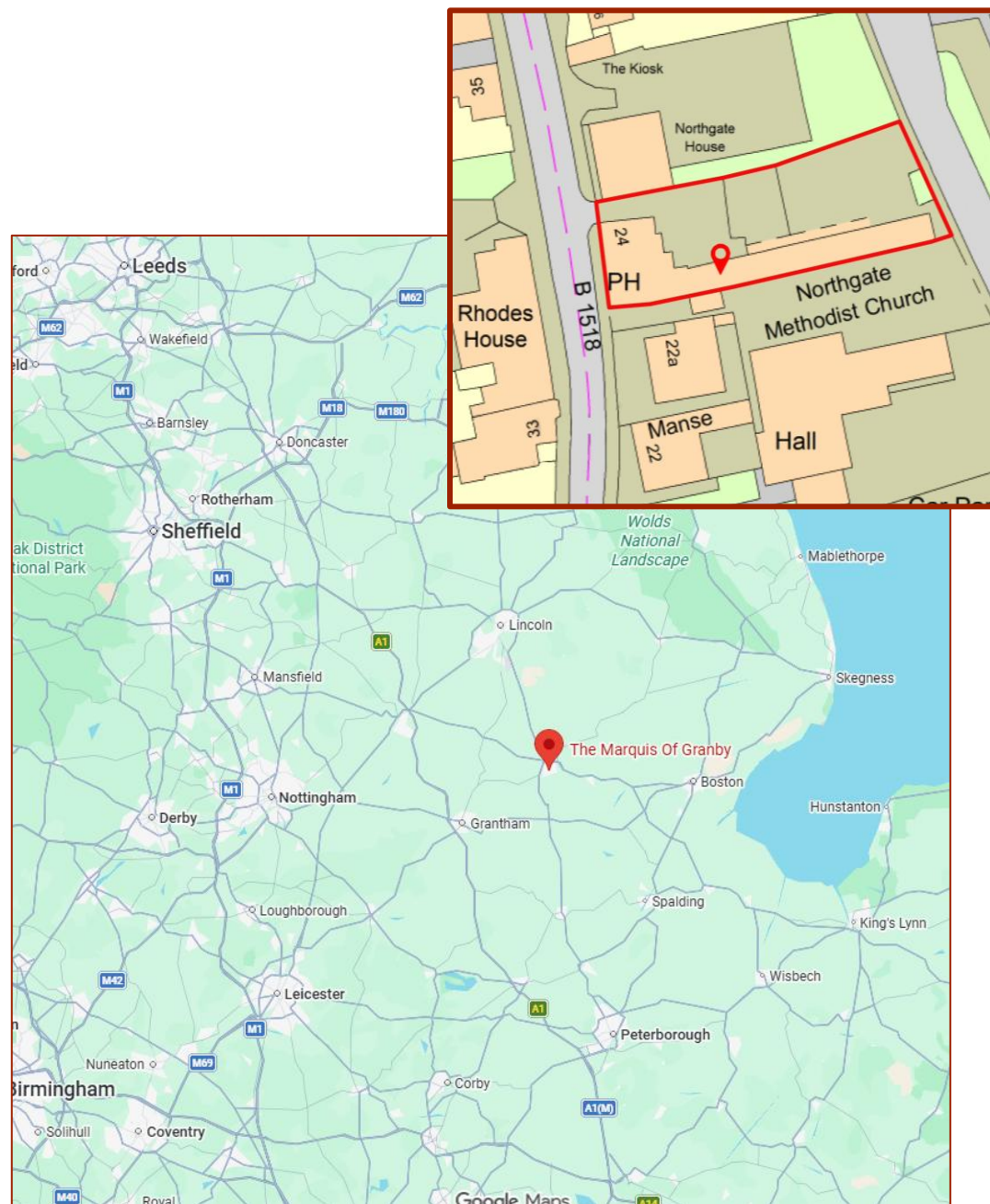
Location

The Marquis of Granby is situated in the vibrant Lincolnshire market town of Sleaford, located on the River Slea. The town can be found 19.1 miles east of Newark and the A1 motorway, 14.2 miles south of Lincoln, 14.1 miles northeast of Grantham and 17.2 miles west of Boston. Sleaford is situated adjacent to the A15 which stretches from Peterborough in the south to the Humber Bridge in the north. According to the 2021 census, the town has a population of 19,807.

Sleaford benefits from amenities which include a number of primary, secondary and grammar schools, supermarkets, independent shopping outlets and fuel stations. The town is also home to the 'Hub' National Centre For Craft & Design and the 12th century St. Denys Church. The town's train station sits on the Peterborough to Lincoln line and the Poacher line; the latter's trains run to Grantham where high speed trains to London can be boarded.

The Property

The Marquis of Granby dates back to the 18th century and occupies a two-storey, detached, Grade II listed brick building under a tile roof. It benefits from being located on Northgate, a short walk from the busy town centre.



Trade Areas

FRONT ENTRANCE PORCH leading through to the L-shaped MAIN BAR with wooden bar servery and GAMES AREA and seating for 50 combined. SNUG with carpet flooring and seating for 10.

INNER HALL with access to a BASEMENT CELLAR comprising two rooms and a barrel drop.

LAUNDRY ROOM. POT WASH/DESSERT PREP ROOM. STORE CUPBOARD. LADIES' and GENTLEMEN'S TOILETS.

'The Stables' RESTAURANT with part carpet, part wood flooring, wooden bar servery and seating for 50. Access to a fully-fitted COMMERCIAL KITCHEN. BOILER ROOM and DISABLED ACCESS TOILET.

Owners'/Manager's Accommodation

DOUBLE BEDROOM, LOUNGE, BATHROOM.

Letting Accommodation

GROUND FLOOR:

DOUBLE BEDROOM with EN SUITE WET ROOM (ideal for disabled guests).

FIRST FLOOR (accessed via the main building):

Single BEDROOM with EN SUITE BATHROOM.

Two TWIN ROOMS, each with EN SUITE BATHROOM.

TWIN ROOM with EN SUITE SHOWER ROOM.

FIRST FLOOR (accessed via a separate external staircase):

TWIN ROOM with EN SUITE BATHROOM.

CLEANING CUPBOARD.







External

Rear CAR PARK with space for 12 vehicles. Rear TRADE PATIO with seating for 80.

The Business

The Marquis of Granby has been in our clients' ownership since 2006. It currently operates as a popular, wet-led public house and restaurant, renowned for its 'Pub Classics' menu, its Sunday lunches, private functions, live music and celebratory events. The business's main trade is generated by its loyal community following and it has facilities to support pool, darts and dominoes players. The restaurant attracts destination diners from the surrounding villages and trade is boosted further by the well maintained letting rooms which all include Freeview television, wifi and tea and coffee making facilities. More information can be found at www.marquisnorthgate.co.uk.



The business is currently operated by three full-time and twelve part-time staff members. Our clients now wish to find a long-term tenant so they can retire.

The annual net turnover for the year ended 31 March 2025 stood at £556,212. Further accounting detail will be made available to serious parties following a formal viewing.





Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 09:30 – 00:30

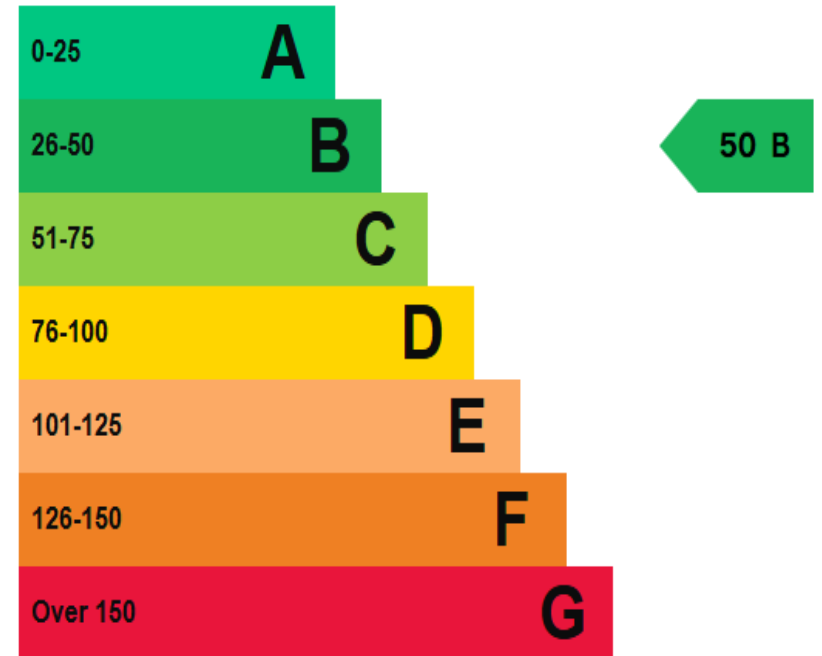
Friday and Saturday: 09:30 – 02:00

Services

All mains services are connected. The property benefits from a fire alarm and a 16 camera CCTV security system.

Rateable Value: £35,500 from 1st April 2026.

Local Authority: North Kesteven District Council.



Tenure & Price

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

LEASEHOLD PREMIUM	£25,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.
TERM	Term negotiable – between five and twenty years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£29,950 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term in accordance with open market assessments.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.



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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

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