



Spread Eagle

Cauntton Road, Hockerton, Southwell, Nottinghamshire, NG25 0PL

Freehold £325,000

- Desirable East Nottinghamshire village location on the A617
- Two storey detached destination food led public house
- 2 Double bedroom accommodation with private entrance
- 3 Internal trade areas & fully fitted commercial kitchen
- Gated and enclosed car park with raised lawned trade garden
- Only public house in the village - scope to improve trade

Ref: 91816

01522 500059

east@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Spread Eagle is situated in the desirable east Nottinghamshire village of Hockerton. The village is located on the A617, 2.3 miles north east of Southwell, 7.4 miles west of Newark and the A1 motorway, 17.3 miles northeast of Nottingham and 12.7 miles east of Mansfield.

The nearest train station can be found 5.6 miles southeast in the village of Rolleston. It sits on the East Midland Railway Nottingham to Lincoln Line. Regular bus services also give route to Newark, Kirklington and Winkburn. The nearest airport is the Doncaster/Sheffield Airport which is located 33.2 miles north.

The village benefits from a variety of contrasting amenities which include a village hall, dog adventure pet shop, boarding kennels and a 14th Century church now occupied by the renowned glass blower Ingrid Pears. More essential amenities and 5* Ofsted rated schools can be found in the nearby town of Southwell.

The Spread Eagle occupies a detached two-storey property of brick construction under a slate tile roof. The property benefits from being located on the busy A617 road between Newark and Mansfield where it proudly sits as the only public house within the village.

TRADE AREAS

MAIN BAR with seating for 26, wooden main bar servery, laminate flooring, double sided log burner, original feature ceiling beams. DINING ROOM with seating for 32, log burner, carpet flooring, original feature ceiling beams. SNUG with seating for 20, carpet flooring, double sided log burner. Open plan basement CELLAR with external drop. Fully fitted COMMERCIAL KITCHEN. POTWASH with walk in fridge and central heating boiler.

OWNERS ACCOMMODATION

TWO DOUBLE BEDROOMS. LOUNGE. KITCHEN. BATHROOM. SEPARATE WC. STORE ROOM. Two Private ENCLOSED YARDS including a log store and gas tank.

EXTERNAL

Gated and enclosed CAR PARK with space for 20 vehicles. Raised lawned TRADE GARDEN with approximate bench seating for 72. Single storey brick built OUTBUILDING currently utilised as storage space.

THE BUSINESS

Our clients have owned and operated The Spread Eagle since 2015, during which time they have built a popular food led public house benefitting from destination trade via the neighbouring towns as well as a loyal following from the residents of Hockerton. The business most recently operated on a 65%-35% split in favour of food offering a traditional menu comprising of pub classics and Sunday lunches. The property also regularly hosted a number of events which included Quiz's, live music and celebratory occasions.

The Spread Eagle was most recently operated by a husband and wife partnership alongside six part-time and one full time staff members. We are told in busier months part time staffing levels do increase. The business is currently not trading due to a lifestyle choice, our clients inform us that historic accounts can be improved upon due to the growing population of the village and with the introduction of a dynamic website and social media.

Accounting detail will be made available to serious parties following a formal viewing. No direct approach to be made to the business; please direct all communications through Sidney Phillips.

LICENCE

A full premises licence is held allowing the sale of alcohol between the hours of:

Monday to Thursday	10:30 - 23:30
Friday & Saturday	10:00 - 01:00
Sunday	12:00 - 23:00



SERVICES

Sewage treatment plant drainage. Calor gas heating. Mains electric. The property also benefits from both a fire and burglar alarm as well as a 5 camera CCTV security system.

Local Authority: Newark and Sherwood District Council, Castle House, Great North Road, Newark Nottinghamshire, NG24 1BY

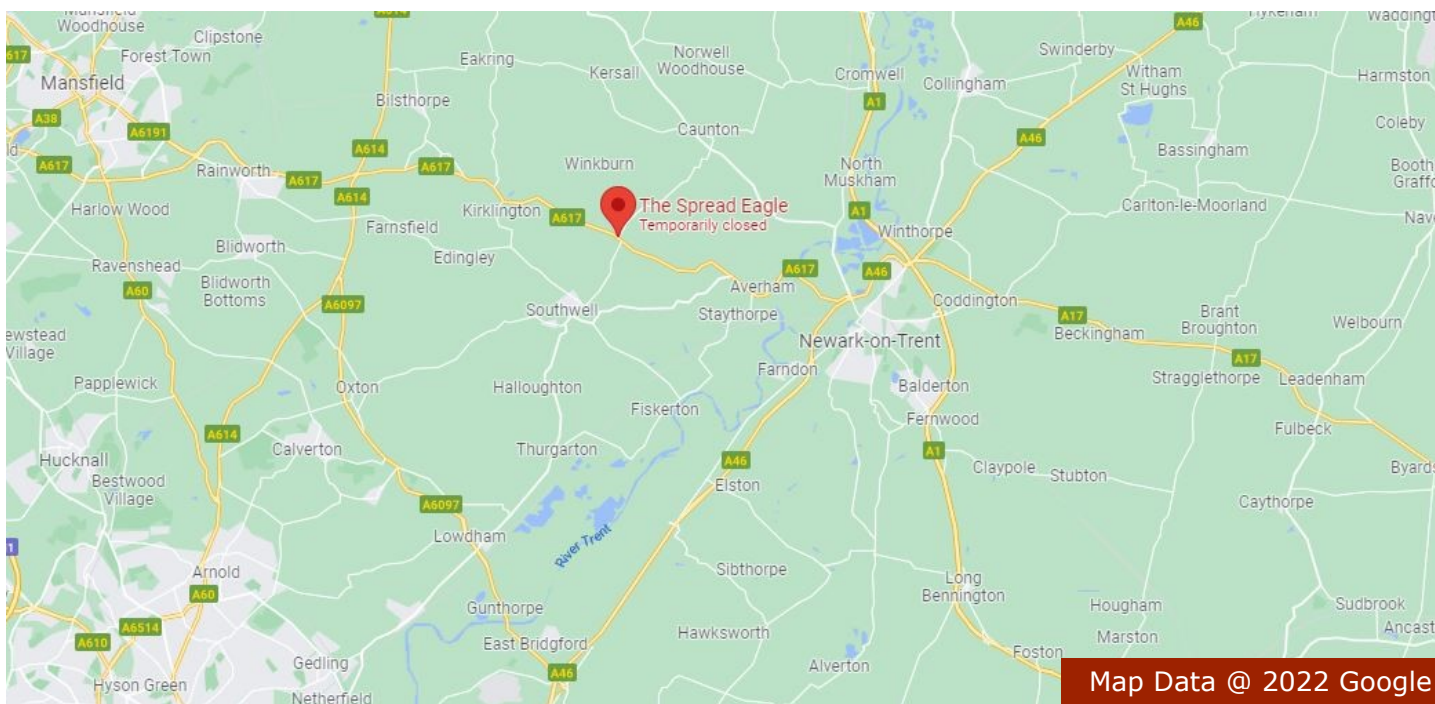
Rateable Value: £9,800

TENURE & PRICE

FREEHOLD £325,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

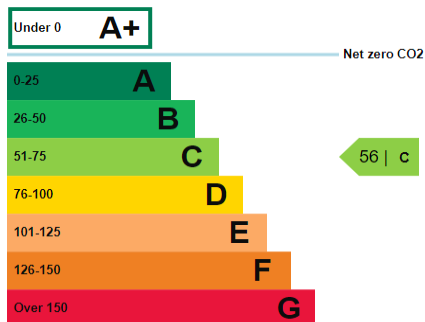
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Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is C.



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.

BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 0440-0842-3349-0224-9002

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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