



The Peacock

10 High Street, Kirton, Boston, Lincolnshire PE20 1EG

Freehold: Offers Invited

- High street location in Lincolnshire market town
- Traditional, 18th century, mid-terrace public house
- Three-storey brick building totalling 4,606 ft²
- Rear car park/courtyard with sizeable outbuilding
- Permission to convert to five residential dwellings
- Closed since 2012 - vacant possession opportunity

Ref: 95855

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SP Sidney
Phillips



LOCATION

The Peacock is situated in the historic South Lincolnshire market town of Kirton. Kirton sits adjacent to the A16 road between Boston and the Sutterton roundabout, approximately 5.1 miles southwest of Boston, 11.8 miles northeast of Spalding and 19.6 miles southeast of Sleaford. According to the 2021 census, the town has a population of 5,568.

The town has a variety of amenities which include a number of convenience stores, a motorbike and car dealership, a vehicle repair shop, a medical centre, primary and secondary schools and a Norman church dedicated to Saint Peter & Saint Paul. The nearby town of Boston offers a wider selection of shopping outlets, food stores and a train station situated on the Poacher Line which connects Grantham to Skegness.

The Peacock occupies a Grade II listed, three-storey, mid-terrace brick building under a pitched, part pantile, part slate, part flat felt roof and is purported to date from the 18th century. The property benefits from being situated in the centre of the town adjacent to the busy High Street.

TRADE AREAS

ENTRANCE HALL with staircase to the first floor, understairs storage cupboard and access to the FRONT BAR which has seating for 18, a wooden bar servery, carpet flooring and an electric fireplace. FRONT LOUNGE with seating for 20, carpet flooring and an ornate, wooden fireplace surround. REAR BAR consisting of two trade areas with combined seating for 38, carpet flooring, wooden bar servery and double-sided, open fireplace with brick surround. SNUG with seating for 22, wood panelled walls and tile flooring. INNER HALL with access to both Ladies' and Gentleman's TOILETS, a STORE CUPBOARD and entry to the COMMERCIAL KITCHEN with PANTRY. GROUND FLOOR CELLAR comprising a cool room and a barrel room with external door for barrel deliveries.

FIRST FLOOR

FUNCTION ROOM with wooden bar servery, wooden flooring and external rear door to the fire escape.

OWNERS ACCOMMODATION

First Floor: THREE DOUBLE BEDROOMS. LOUNGE. KITCHEN. BATHROOM with separate SHOWER CUBICLE. STORAGE CUPBOARD. STAIRS to the second/top floor.

Second/Top Floor: TWO DOUBLE ROOMS and eves storage.

EXTERNAL

A gated coaching arch entrance leads to a REAR CAR PARK/COURTYARD which could be reconfigured as a trade patio. The rear car park/courtyard benefits from a single storey brick OUTBUILDING and parking spaces for four vehicles. Additional on-street parking can be found to the front of the property adjacent to High Street and Market Place and is available on a first come, first served basis. *Please note: There is a pedestrian right of way across the rear car park/courtyard providing access to the adjacent terrace property.*

THE BUSINESS

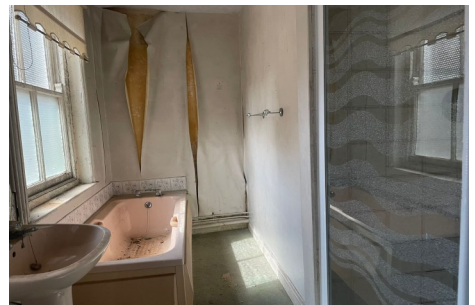
The Peacock has been closed and vacant since 2012. Prior to this, the venue operated under lease as a traditional, town centre public house.

The property benefits from granted planning permission dated 28th July 2022 expiring after four years, the permission allows change of use from a public house to create 5 residential dwellings which would comprise:

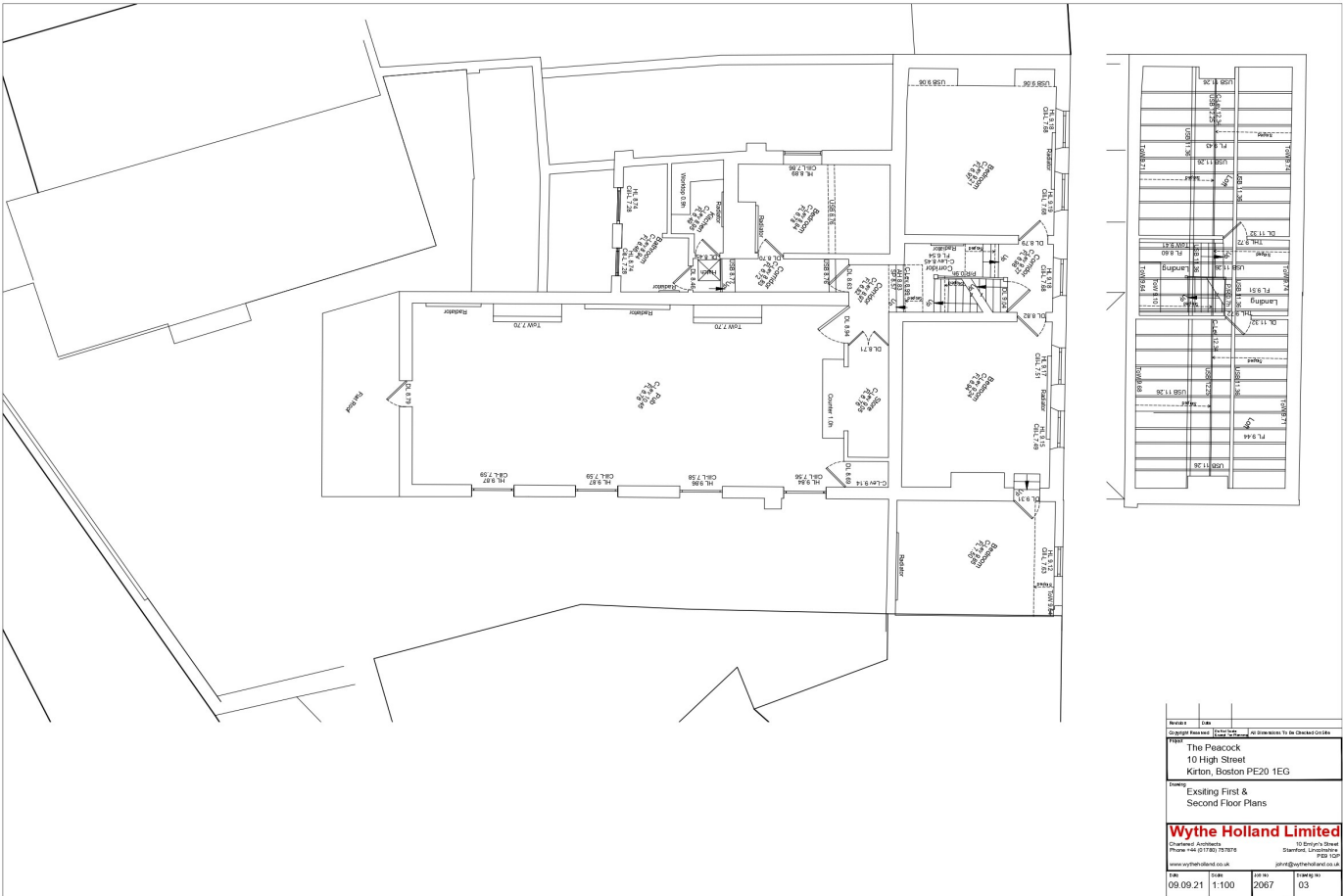
- 2 one bedroom apartments
- 1 two bedroom apartment
- 1 three bedroom townhouse/duplex apartment
- 1 separate, one bedroom, ground floor apartment

For further information visit: <https://www.boston.gov.uk/planningapplicationsearch>

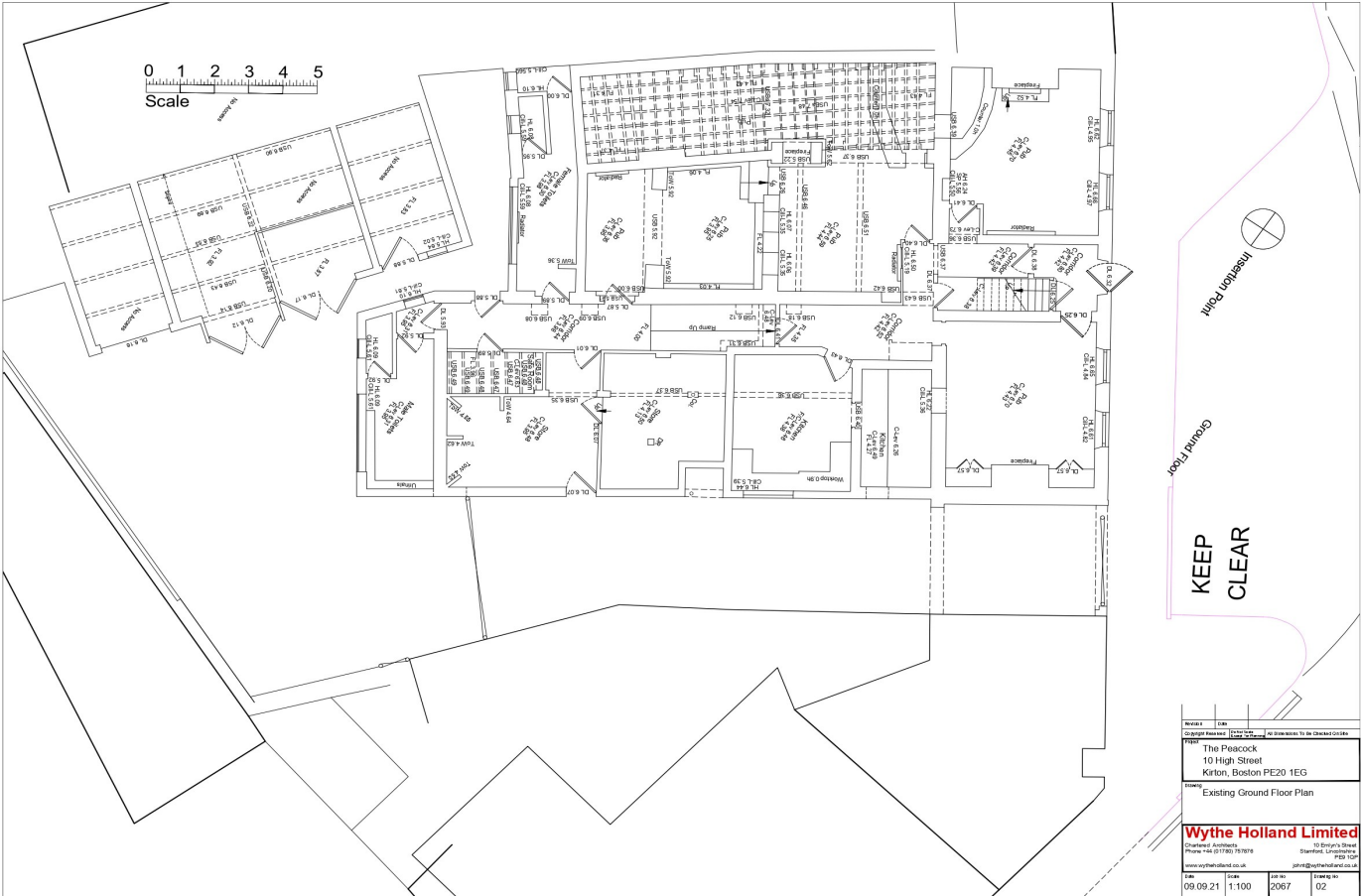
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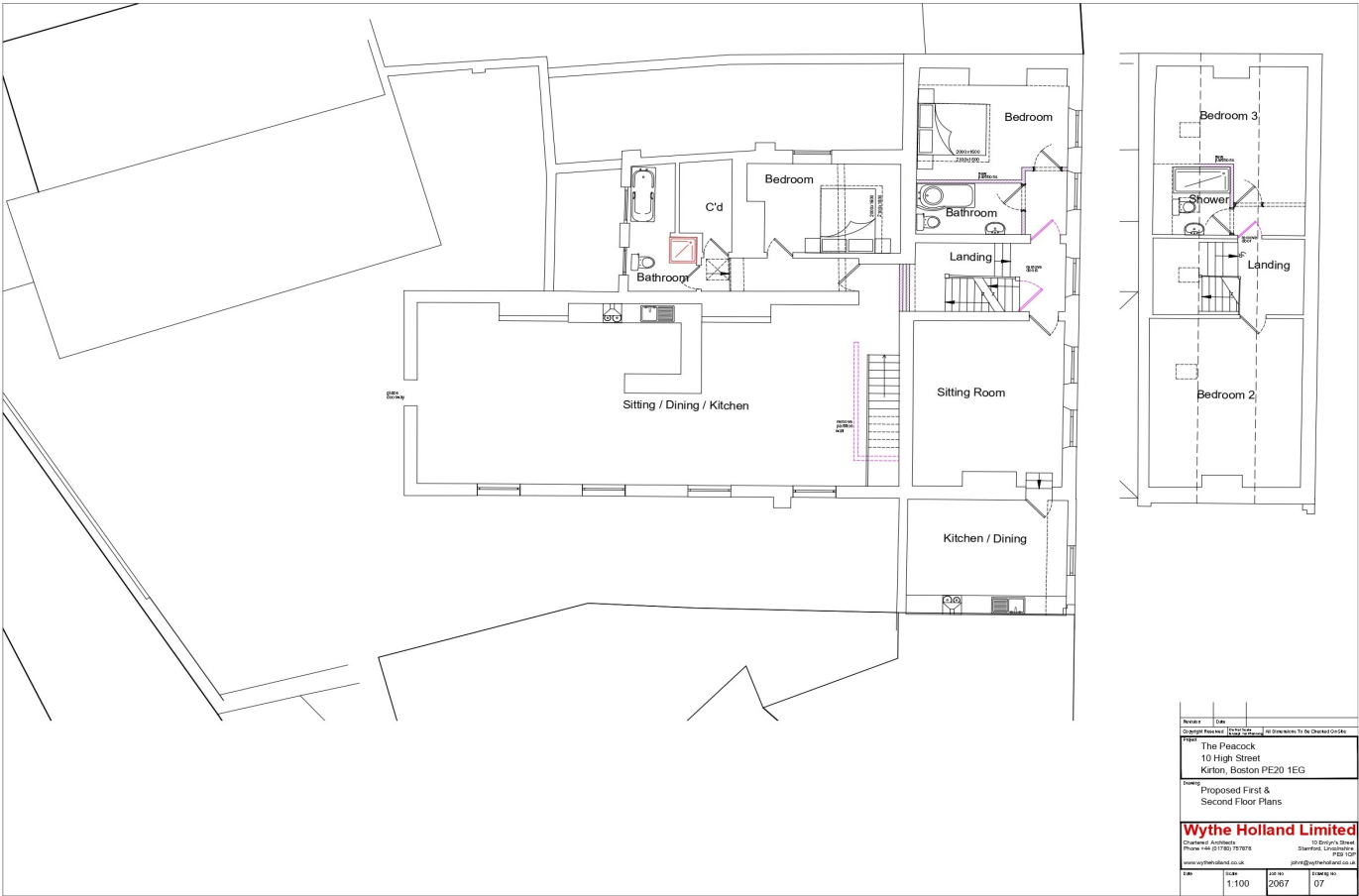
Existing first and second floor plans



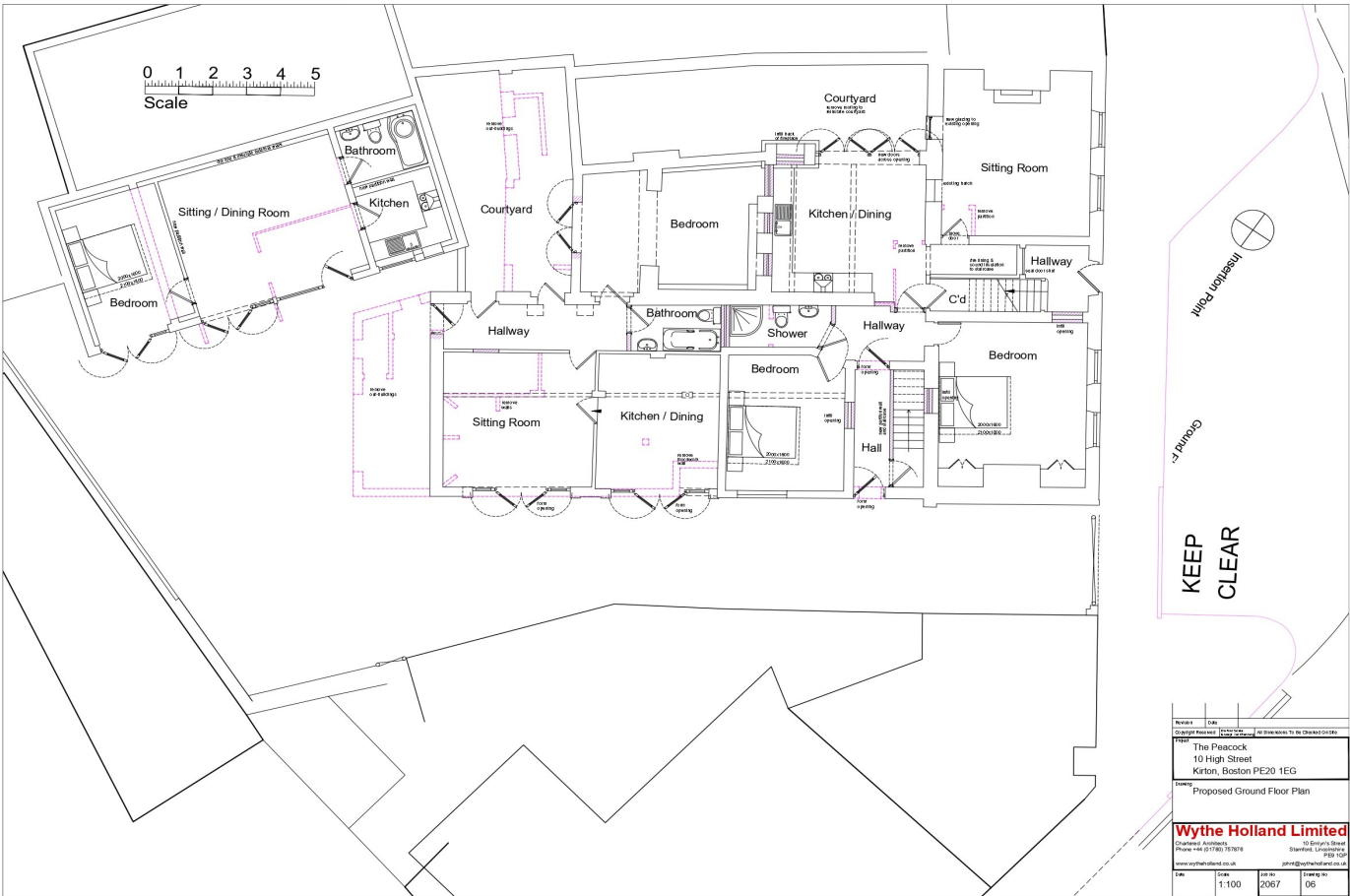
Existing ground floor plan



Proposed first and second floor plans



Proposed ground floor plan



TENURE & PRICE

FREEHOLD Offers Invited +VAT

VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed. A 1614D may apply in the event that the property is acquired for conversion.

The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package. The purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts. 10% of the purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited.

The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required timeframe. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required timeframe (save where due to the seller revising the agreed terms). If exchange does not occur within the required timeframe, the seller shall be free to withdraw from the transaction and retain the abortive deposit. Completion to be 15 working days after exchange of contracts. The fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third party items and items such as beer raising and cellar cooling equipment, branded items and gaming machines, etc will be excluded. An inventory will not be provided.

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.

All communications directed through Sidney Phillips.

LICENCE

A full premises licence is held allowing the sale of alcohol.

SERVICES

We are informed that all mains services are available, however are currently disconnected and we have not inspected nor tested the same.

Local Authority: Boston Borough Council

Rateable value: £4,350



EPC Reference: 2665-6035-9538-8288-4611

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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