



The Generous Briton

72 High Street, Brant Broughton, Lincoln, Lincolnshire LN5 0RZ

Tenure: Freehold

Price: £495,000

Ref: 96091

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Village pub close to Newark & Lincoln
- Main bar & restaurant with stone fireplace
- Three bedroom private accommodation
- Car park (12) & roadside trade patio (26)
- Established – Same operator since 2008
- Net turnover £444,174 – EBITDA of £165,000

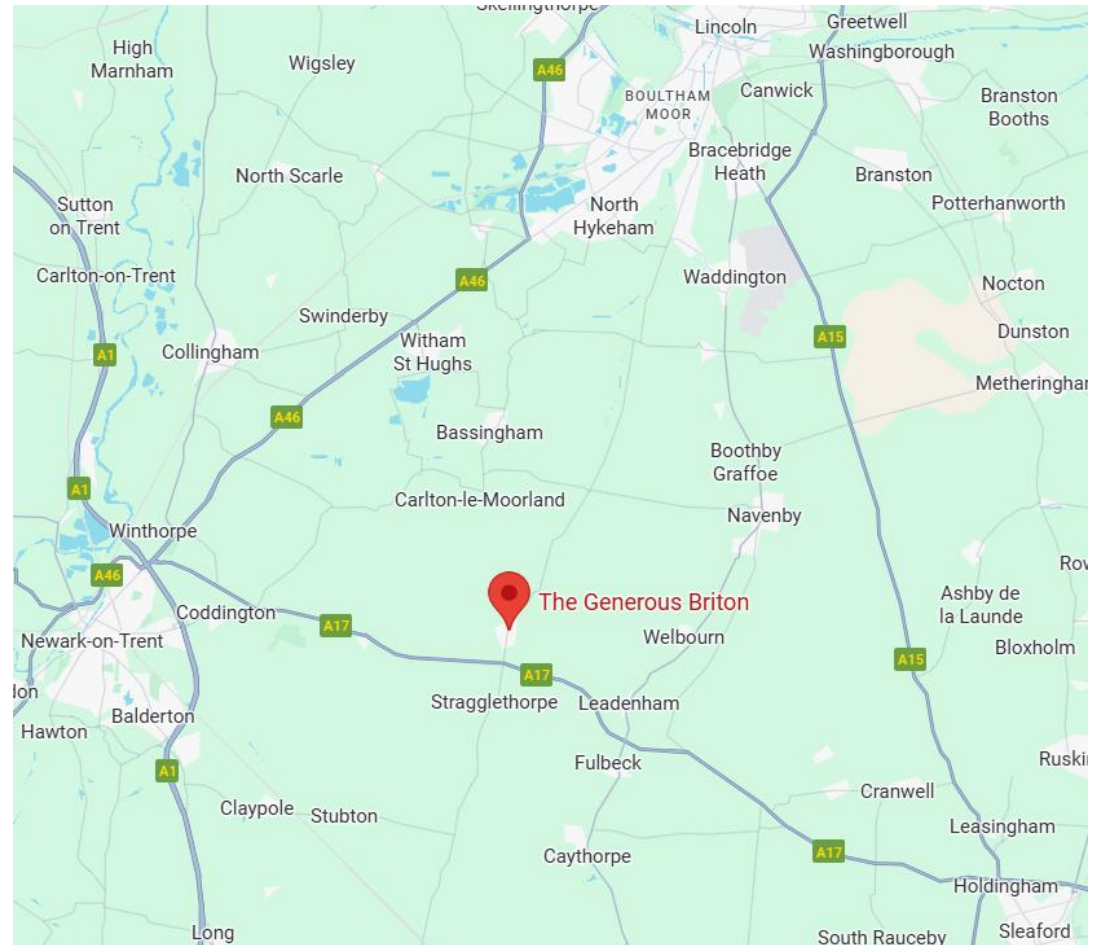
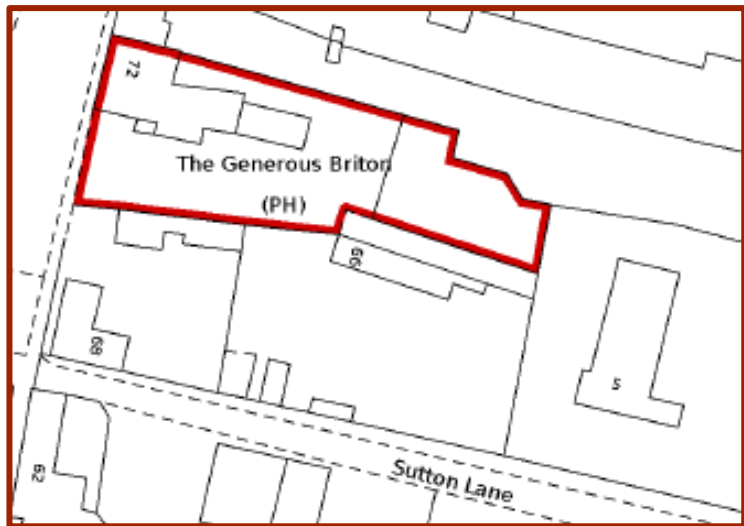
Location

The Generous Briton is situated in the Lincolnshire village of Brant Broughton, located just off the A17, 8.4 miles east of Newark and the A1 motorway, 11.7 miles northwest of Sleaford, 14.2 miles north of Grantham and 17.5 miles southwest of Lincoln.

Brant Broughton benefits from a variety of notable landmarks and amenities which include a recreation ground, glamping site, caravan and campsite, village hall, primary school, fire station, an assisted living residence and a church dedicated to St Helen. The nearby towns of Newark and Sleaford provide larger shopping outlets, supermarkets and fuel stations.

The Property

The Generous Briton occupies a two-storey, semi-detached, brick building under a part pantile, part slate roof. The property benefits from being located on the high street, where it is the principal amenity and the only public house in the village.



Trade Areas

FRONT ENTRANCE PORCH providing access to the MAIN BAR which has seating for 28, carpet flooring and a brick bar servery. RESTAURANT with seating for 22, an extension of the main bar servery, carpet flooring and an open stone fireplace. INNER HALL with understairs storage cupboard, staircase to the first floor and entry to the fully-fitted COMMERCIAL KITCHEN with pot wash area. REAR HALL benefitting from access to LADIES' and GENTLEMEN'S TOILETS, as well as an external door to the smoking shelter patio.

Owners' Accommodation

TWO DOUBLE BEDROOMS. LOUNGE. KITCHEN. OFFICE (could be utilised as an additional bedroom). BATHROOM with separate SHOWER. STORAGE CUPBOARD.

External

Gravelled CAR PARK with space for 12 vehicles and a lawned area to the rear which could be utilised as a beer garden or building plot subject to the relevant planning permissions. (Please note: A right of way to two neighbouring residential properties crosses the car park). ROADSIDE TRADE PATIO with bench seating for 26. Rear TRADE PATIO with SMOKING SHLETER and seating for 20. OIL TANK. Single storey brick OUTBUILDING split into three sections. FRIDGE/FREEZER STOREROOM. GENERAL STOREROOM. Ground floor CELLAR with external barrel door.





The Business

Our clients have operated The Generous Briton since 2008 and have owned the premises since March 2013. The business is currently operated by our clients alongside one full time and three part time staff.

The business benefits from a sizeable amount of local custom and has a food menu made up of traditional British classics (focusing on fresh game) which attract destination trade from further afield. The premises hosts regular quiz nights and occasional celebratory functions.

Year end accounts for 2024 show a net turnover of £444,174, resulting in a net profit of £120,341 and an EBITDA/adjusted net profit in the region of £165,000 per annum. Further accounting detail will be made available to serious parties following a formal viewing. The business is currently supported by a dynamic website and social media accounts which will be passed over to the buyer on completion.





Tenure & Price

FREEHOLD Offers In The Region Of: £495,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

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

Services

Mains electricity, water and drainage are connected. Oil fired central heating. LPG for cooking. The property benefits from both fire and burglar alarms and a single camera CCTV security system.

Rateable Value: £6,500 – Business Rates Exempt

Local Authority: North Kesteven District Council

EPC: Awaiting EPC

Licences

A Premises Licence is held permitting the retail of alcohol:

Monday to Saturday: 11:00 – 00:30

Sunday: 12:00 – 23:30





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Business Mortgages

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