



The Cross Swords Inn - The Square, Skillington, NG33 5HB

Charming Free of Tie Village Public House and letting rooms

For Sale Freehold

Asking price £450,000 (NO VAT)

- Freehold Village Pub for sale
- 3 ensuite Twin letting bedrooms
- Large 3 bedroom owners accommodation
- Car parking and beer patio
- Finance available subject to status
- Bar/restaurant/ snug (circa 40 covers)

# The Cross Swords Inn - The Square, Skillington, NG33 5HB

## Summary

Price - £450,000  
VAT - Not applicable  
Business Rateable value - £3850  
EPC - D (83)  
Tenure - Freehold  
Finance - Available subject to status

## Description

A 2-storey stone and brick-built property under a pitched roof. The pub benefits from a full premises licence and is free of any brewery tie. Externally the pub has an excellent beer patio area and a car park.

## Accommodation

Main entrance leading to the L shaped open plan trading space with bar servery, a range of fixed and freestanding seating with dining covers for approximately 40 people. Fully equipped catering kitchen, Ladies, gents and disabled w/c. and basement beer cellar. Three bedroom owners accommodation in the main pub building and in the adjacent cottage there are 3 letting bedrooms all with en-suite and all twin rooms.

## Location

The property is located around 2 miles West of the A1 from Colsterworth and provides good access to the surrounding Villages and towns. With the nearest large town of Grantham just 7 miles to the North.

By rail, the East Coast Main line station at Grantham feeds directly to London Kings Cross with several trains a day. Kings Cross is approximately a 1 hour and 10 minutes commute.

## Rates

The rateable value is £3,850 per annum according to the valuation office agency. This should attract full rate relief, however interested parties are advised to speak to the local billing authority for any discounts.

## Terms

The property is being sold with vacant possession with an asking price of £450,000 for the freehold interest in the property, to include any relevant trade fixtures and fittings and any licenses to transfer.

Stock will be purchased at valuation.

The property is owner run and is largely wet led trade, with potential to increase the food income.

There will be no staff to transfer and TUPE will not apply,

The property is not opted to tax and VAT will not apply on the purchase price.



## Viewing and Further Information

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