

Top Street, Wing, Oakham LE15 8SE

## Freehold Price £850,000

- FOR SALE OR TO LET - Highly sought after Rutland Village public House with letting rooms
- FREEHOLD GUIDE PRICE £850,000
- Lease - £60,000 per annum No Vat
- 8 en suite Letting rooms
- Rutland Village location
- Grade II listed building - EPC exempt
- 2 bedroomed Owners Accommodation

## Summary

Available size - 3000 sq ft  
Tenure - Freehold £850,000  
Rateable Value - £21,500  
VAT - Not applicable  
Legal fees - Each party to bear their own costs  
EPC Rating - Exempt - listed building

## Description

The trading facilities provide a welcoming lounge bar with dining, with feature double aspect open hearth fireplace, exposed slate walling and beamed ceilings, access through to a restaurant barn, providing 80 plus covers in total.

8 excellent double/twin letting bedrooms with en-suite facilities. Functions/conference suite, not currently used by the current tenants. Large Car park and beer patio to the side.

With 2 bedroom owners accommodation. Grade II listed building.

### Location

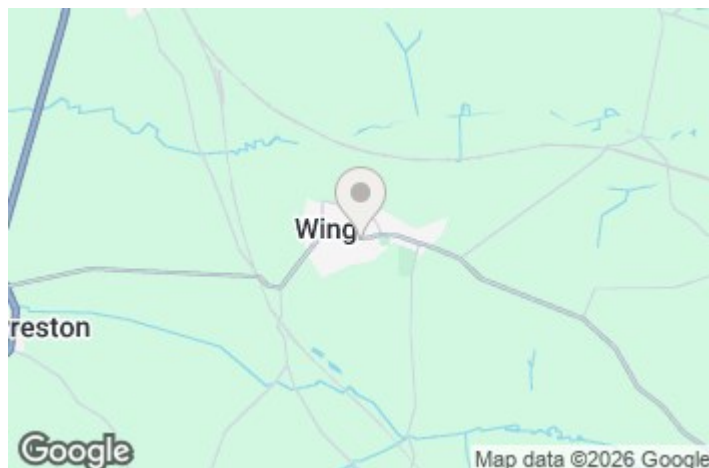
The property is located in the picturesque Rutland Village of Wing, on the Uppingham side of the County and located just off the main A6003 (main road from Oakham to Uppingham). The A6003 meets with the A47 at Uppingham, which provides good access to Peterborough and Leicester, with M1 access via the A14 Kettering.

### Terms

Freehold guide price - £850,000

Alternative - to let on a new fully repairing and insuring lease, based on a 15-year lease, with an initial passing rent of £60,000 per annum - plus buildings insurance. The tenant will be responsible for all utility bills on site as well as the rates liability.

A deposit equal to 3 months rent will be required. Depending on circumstances a guarantor may be required.



## Viewing and Further Information

Ben Freckingham

Email: [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

Tel: 01664 431330

