



The Ship Inn - Pub and accommodation - Reservoir Road, Surfleet PE11 4DH

Rural Pub/Restaurant with 4 letting rooms and owners 2 bed accommodation

Freehold - Price Guide £550,000 (No VAT)

Outlook over the Lincolnshire Fens

- 3 Storey Free of Tie Pub with rooms
- 2 bedroom owners annexe
- 4 immaculate en-suite letting bedrooms
- First Floor Function Room
- 20 space car park
- All uses considered
- Finance available subject to status

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Summary

Price - Offers in the Region of £550,000
Size - 5,900 sq ft
Vat - Not applicable
Legal fees - each party to bear their own costs
Price Apportionment - Freehold and F&F to be apportioned separately. Amounts to be agreed
Rates - RV £15,000
EPC - 54 (C)

Description

The Ship Inn is a well known Freehold and Free Public house, in the popular village of Surfleet.

A brick built 3 storey property under a pitched tiled covered roof with private courtyard, garden and car park. Upon entering the front of the property, there is an open-plan entrance hall with flagstone floor, male, female and disabled toilets and an impressive, carpeted wooden staircase leading up to the first-floor function room which has a full length balcony to the front benefitting from the countryside outlook. The ground floor bar and restaurant with open wood burner and bar servery. The catering kitchen is on the first floor with lift to ground floor service area, Basement beer cellar, and ground floor service room.

There are 4 well appointed en-suite letting bedrooms on the second floor, with generous room sizes and newly fitted, fully tiled en-suites plus a separate 2 bedroom cottage for managers accommodation.

Parking for up to 20 vehicles.

Location

The Ship Inn is a family owned Pub located in Surfleet Seas End, Spalding with views over the River Glen just 100 yards adjacent and the A16 is also just a mile away.

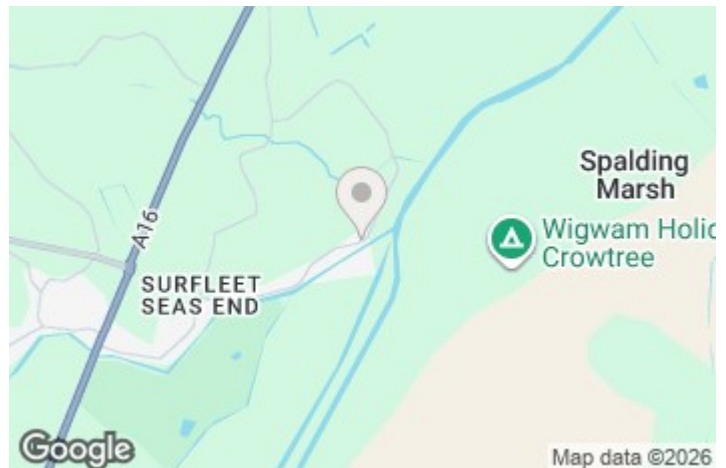
The property boasts an external balcony running the length of the function room offering great views over the surrounding fenland.

Services

We are advised that mains' water and electric are connected to the property, with LPG gas for cooking, oil for heating and septic tank for waste. These services have not been inspected or tested by the agent.

Terms

The property is available Freehold at a Guide Price of £550,000



Viewing and Further Information

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