



Top Street, Wing, Oakham LE15 8SE

Freehold Village public House for sale

Rutland Village location

£975,000

Leasehold option available

- FOR SALE OR TO LET - Highly sought after Rutland Village public House with letting rooms
- FREEHOLD GUIDE PRICE £975,000
- £60,000 per annum No Vat
- 8 en suite Letting rooms
- Rutland Village location
- Grade II listed building - EPC exempt
- Multiple trading areas

Summary

Available size - 3000 sq ft
Tenure - Freehold
Rateable Value - £16,000
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

Offered to let from February 2025 (or sooner by agreement), 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.

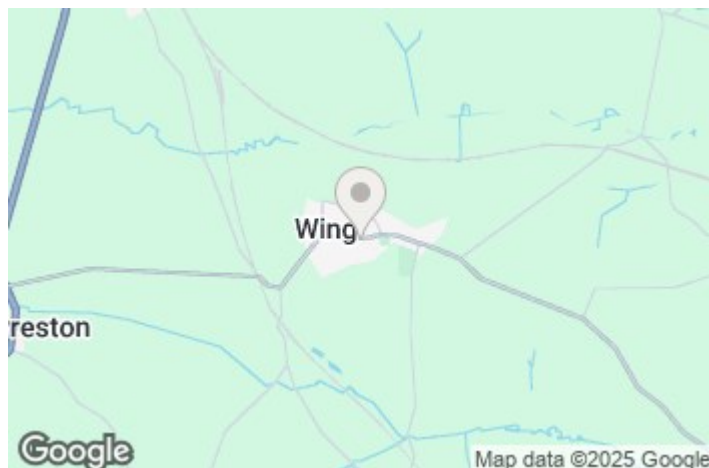
A deposit equal to 3 months rent will be required.

Depending on circumstances a guarantor may be required.

Freehold guide price - £975,000

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com



Viewing and Further Information

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