



The Hollybush, Main Street, Ashby Parva, Lutterworth, LE17 5HS

Well appointed Village Freehold
Pub For Sale

£682,500 Asking price

Being sold with vacant possession

- Village Freehold Public House For Sale
- Fully equipped for trade
- Large car park and beer garden
- Children's play area
- 3 Bedroom Owners accommodation
- Finance available subject to status

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Summary

Price - £682,500

VAT - Not applicable

Size - Circa 4000 sq ft

Rates - £20,000 per annum

EPC - Commissioned

Legal fees - Each party to bear their own legal fees

Finance - available subject to status

Description

The Property is a well presented Village Public House and restaurant, with a range of original features. The building is a 2 storey detached brick built property under a pitched tiled roof, comprising trading accommodation on the ground floor and substantial owners/managers apartment on the first floor. The pub sits in a generous plot measuring approximately 0.5 acres, with ample car parking for around 40 cars, a large lawned garden area, and a range of wooden children play equipment. With basement beer cellar and outbuildings for additional storage.

Location

The Hollybush is located on the Main street in the sought after Village of Ashby Parva. Ashby Parva is a village in South Leicestershire. The population of 211 according to the 2001 census, increasing to 233 at the 2011 census. The village is located West of the M1 motorway, and nearby Ullesthorpe, Leire and Bitteswell. It is about 3 miles North of Lutterworth.

Accommodation

The property can be accessed from the car park at the rear, or via the front entrance from the street frontage.

The main entrance leads to a welcoming bar and snug area, with main bar servery, and freestanding and fixed seating for approx. 15 people.

The main restaurant offers seating for approx. 50 covers - with feature log burner.

Function room with seating for approx. 20 covers.

Ladies and Gents w/cs and basement beer cellar.

Fully equipped kitchen with separate pot wash and prep room

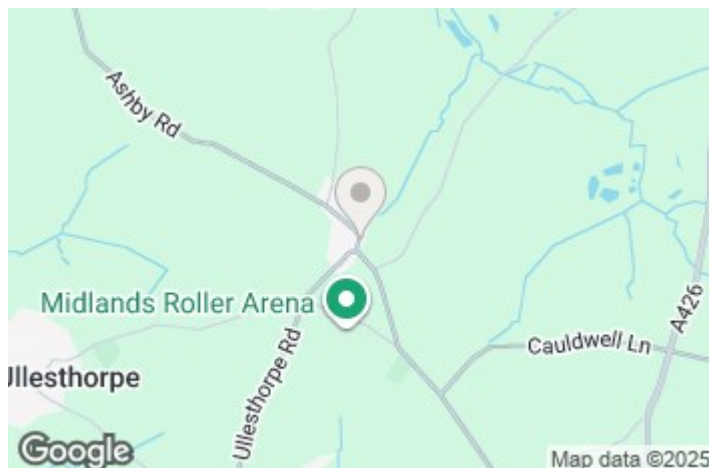
Terms

The property is being offered for sale Freehold with an asking price of £682,500 - the property is not opted to tax, so will not attract VAT. Funding may be available to applicants subject to status.

Trading information

The property is currently not trading and is being sold with full vacant possession, There is no staff currently so TUPE will not apply. Any licences will transfer.

Historic trading information is available on request up to January 2025 and management accounts to August 2025 thereafter.



Viewing and Further Information

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