

Free of Tie Lease; Fox Public House A1 S'bound Lincs



Fox Public House, A1 Southbound, Grantham, Lincs NG33 5LN

- New Free of Tie Lease/ Assignment available on Flexible terms – RENT £20K
- Highly Prominent Public House on Dual Carriage Way
- Potential for landlord to invest for right tenant
- Low In goings – Tenants F&F of £25K plus deposit
- Change of Use Considered as well as development subject to planning



Description

This is a large, highly visible Pub on the south bound dual carriage way of the A1. It is close to the Colsterworth roundabout and in close proximity to the villages of North Witham, Lobthorpe and South Witham, and between Grantham (8 miles) and Peterborough (20 miles).

There is circa 460m² (4600 sq ft) of ground floor accommodation made up of kitchen, Lounge, Dining Area, and large Function room together with a 2 bedroom flat and 6 letting rooms with ensembles. The position is extremely prominent and would suit destination or passing trade businesses STP. The interior of the property is fitted to a very good standard.

The pub is not listed and there is scope for development or change of use, either of the whole or in part subject to planning. NB TUPE may apply.

The Owner would consider investing if a strong operator came forward on suitable terms. The site is a blank canvas and sensible ideas are welcome.

Price

Depending on the circumstances, either a new Free of Tie Lease or an Assignment should be available at a rent of £20K plus VAT and F&F at £25K

A further lease might be available for land or a property to the rear of the site on terms to be agreed.

Enquiries To Pub Insite Sole Agents

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