

# For Sale or To Let - Development Site (STP) with Pub



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

- 1.9 Acre Roadside Site – significant development potential Subject to planning.
- Price – offers IRO £470K for the FREEHOLD or £20K rent plus £25K premium
- Located between Peterborough and Grantham on busy A1 dual carriageway
- Potential for landlord to invest for right tenant
- Part site available; Flexibility



### Description

This is a large 1.9 Acre potential Development Site on the south bound dual carriage way of the A1.

The existing business is a large public house with significant parking and a garden. There is a 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 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

Offers in the region of **£470K** plus VAT if applicable, are invited for my client's freehold interest with vacant possession. Alternatively, a lease of just the pub and part of the site could be provided at a premium of £25K with an annual rent of £20K plus VAT if applicable.

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

As detailed my Client is flexible regarding the future of this site and any interest can be explored on a subject to planning basis.

### Enquiries To Pub Insite Sole Agents

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