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Three Kings Inn Saltersway, Sleaford, Lincolnshire

- Freehold Sale
- Fastidiously Maintained
- Adjusted Net Profit £100k
- Restaurant
- Large Versatile Car Park
- Free Of Tie Business
- Consistant £300k Turnover
- Lounge Bar
- Function Suite with Stage
- Garden Patio Areas

Freehold: £495,000

REF: K050319F



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Stunning Grade 2 Listed archetypical Country Pub run by the owner/operators for many years, only being sold to facilitate a well earned Retirement.

Location & Area

The Three Kings Inn in the Lincolnshire village of Threkingham. Adjacent to the busy A52 and a short distance from the A15. It is approximately 26 miles south of Lincoln, 36 miles east of Nottingham and 18 miles south west of Boston.

The Business

The business enjoys a healthy food trade with a split of 60/40 Food/Wet. The owner/operators are looking to retire from the trade after many years within it. The property, which was refurbished in 2015, currently trades on limited hours. Combined with the potential for letting accommodation and holiday letting, this offers new owners a great opportunity to further develop this already thriving business. Turnover for 2016/17/18 have consistently been £290,000 with healthy profits.

Property Description

An imposing two-storey former coaching inn traditionally brick built under a tiled roof.

To the Ground Floor are the immaculately presented trading areas:

- 1) Warm and welcoming Internal Courtyard (12) this was, in Coaching days, the main entrance to the inn, it is now very well used as additional trading area.
 - 2) The luxuriously appointed Lounge Bar (24), complete with Bar Servery, a mix of beautifully upholstered bench seating around the perimeter, loose chairs in the same upholstery and wonderfully topped loose tables form around a real log fire.
 - 3) Restaurant/Dining Room (24) shares the Bar Servery with loose Tables and Chairs throughout.
 - 4) Function/Conference Room (50) complete with Stage Area is a huge space that is used currently for functions, meetings and overflow for diners when needed, it has a wealth of loose Tables and Chairs.
- All areas are decked in Period Features, Beams, Exposed Brickwork and appropriately aged light fittings.

The Commercial kitchen is, as per the rest of this property - like a new pin. It is large and fully fitted, comes with a separate Preparation Room.



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Owners Accommodation

The very spacious living accommodation is found to the First Floor and includes:

- Four bedrooms
- Large bathroom
- Office
- Kitchen/Utility
- Lounge
- Storage space throughout

Externals

Delightful seated terrace to the rear with High End furniture, opens to Outbuildings and Garages (which offer a huge business development opportunity as Letting Accommodation (STP).

Huge Car Park is opposite the Inn, it is a great resource to have not only for current customers, but to attract Car/Bike Clubs, and to promote and provide events throughout the Spring and Summer.

Premises Licences & Staffing

This business is owned and run by our clients the vendors, they have a very small staff team to whom TUPE will apply.

Services

All mains services are to this property.

EPC

The Grade 2 Listing means it is EPC exempt.

Viewings

Strictly by appointment with the vendors sole selling agents. Tel: 01780 435072 Email info@ksa-commercial.co.uk You are recommended to contact us in the first instance prior to visiting the property even for an informal viewing.

Finance

An early discussion about finance can often save time and disappointment, talk to KSA Commercial about securing independent financial advice from our list of approved brokers in our "One Stop Shop"



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