

The Barge Pub Restaurant

An imposing historic public house with outstanding trading performance in the charming village of Swineshead Bridge Boston Lincolnshire PE20 3PT

£725,000



- Fantastic roadside trading position opposite Swineshead Bridge train station
- Exceptional trading performance year on year, £14K net sales per week
- Extensive facilities including 2 self contained apartments & overspill car park
- Planning approval to extend frontage to accommodate additional diners
- Landscaped grounds & play area extending to circa 0.7 acres

Location

Commanding a fantastic trading position on the very busy A17 in the charming village of Swineshead Bridge the Barge is positioned in a prime location in what is a beautiful part of the country. The local market town of Boston is approximately 7 miles west of the property whilst the busy bustling towns of Sleaford & Spalding are situated approximately 10 miles away.

The property is also served by excellent road links including the A17 itself, the A52 & the A15 from Lincoln.

The full address of the property is the Barge Pub & Restaurant Swineshead Bridge Boston PE20 3PT

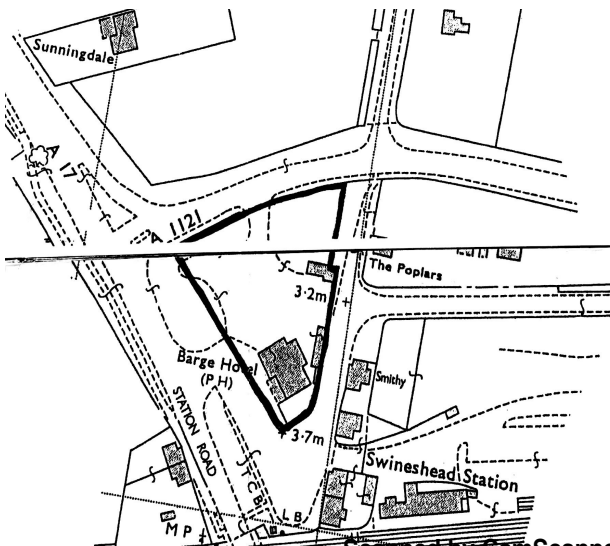
Property

A lovely well maintained property dating back to the early 19th Century the Barge is traditionally constructed with pitched tiled roof, garages are located to the rear of the property.

To note property drainage is serviced via a septic tank located within the grounds. Utilities to the property require oil fired central heating with commercial kitchens being operated via calor gas.

Extensive beer gardens including play areas, large car park (40 spaces), overspill car park (30 spaces) & public parking area to the front of the building.

IMPORTANT planning approval has been gained to extend the front elevation creating a new dining area and extra 50 covers



The Business

Currently trading as a family destination style food house The Barge currently generates net sales of circa £14,000 per week against a 70/30 trade split in favour of food, the business has benefit of 110 covers.

Dry volumes have performed incredibly well over the past 5 years increasing year on year with 60,000 meals being served in the last 12 months.

A completely free of tie business the pub also offers a range of local sourced ales and drinks and benefits from drawing trade business from the immediate and surrounding areas as well as passing trade from the extremely busy A17.

Accounts available upon request.



Internal Description

Split into predominantly 3 main trading areas the Barge has a homely internal feel with the main access points to the front and side of the property.

To the front are the 2 main dining rooms that incorporate approximately 80 covers and provide an intimate yet relaxed dining experience.

To the rear a smaller dining space and snug with fixed seating and drinking area, WC's including baby changing and disabled toilets are accessed from the main hallway that runs through the center of the ground floor trading space.

The traditional main bar sits centrally between dining areas with wrap around design allowing service to flow between all trading areas.

Ancillary space includes a fantastic well stocked commercial kitchen with stores, cold room and staff rooms. Offices to the first floor, well designed cellar with storage and double garages to rear.

To the first floor are 2 self contained apartments each with main lounge, kitchen, bathroom and bedrooms and each with own external access.



Planning, Possession & Confidentiality, Legal Costs

All planning enquiries should be directed to Lincolnshire County Council. We understand the premises benefit from Class A4 use provisions. **Planning approval has been gained to extend the front elevation creating a new dining area and additional 50 convers, further details can be supplied upon request.**

Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your

Fixtures & Fittings

Any third party gaming machines, dispensing equipment, sound systems etc will be excluded from the sale. All furniture & appliances owned by the vendor will be included within the sale unless otherwise stated

VAT

Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax

Viewings

Strictly by appointment

Contact Hayden Small

T 0121 629 7823

E info@redacre-lps.co.uk

Tenure & Rating

The property is freehold with a rateable value of £31,000 as of the property listing 2010. Rates can be viewed through the valuation agency's website on www.voa.gov.uk

EPC

Energy performance D Rating



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

93 This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 444
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 132.37

Benchmarks

Buildings similar to this one could have ratings as follows:

38

If newly built

102

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Misrepresentation Act:

The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. The valuation figure applied to this property by the agent Redacre LPS Limited is for marketing purposes only and should not be used for lending purposes.