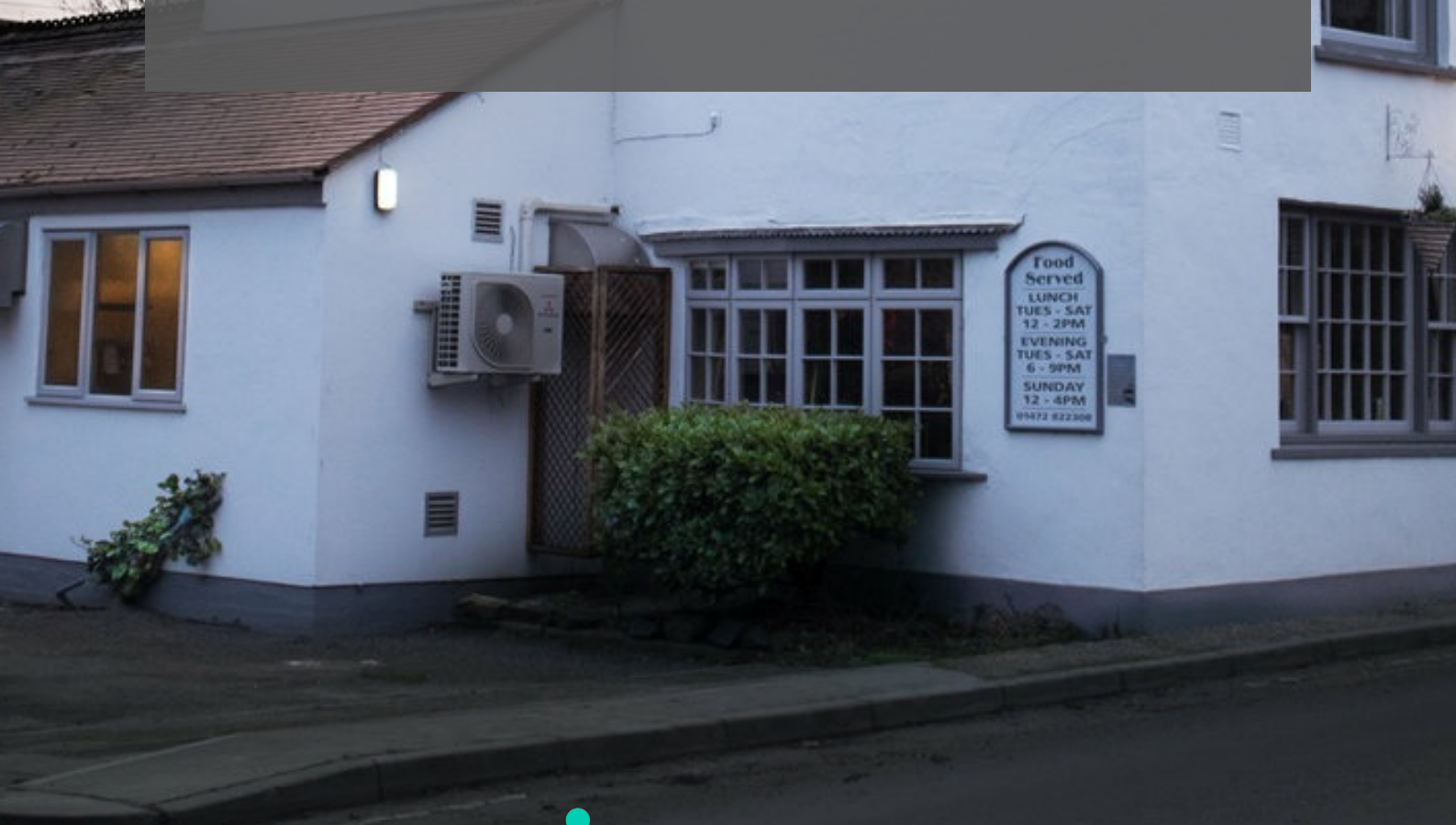


# Award-Winning Gastro Pub & 2 Bed Apartment in North East Lincolnshire

R07039



# Key Financials

Turnover	£446,604
Net Profit	£80,000
Rent	N/A
Rates	N/A
Stock Value	£0

# Key Points

- **Freehold**
- **Accommodation included**
- **5\* hygiene rating bolstered by numerous awards**
- **Huge scope for growth**
- **Spacious premises**

# Business Overview

*"Perfect birthday meal. The venue had some real character, staff were fantastic and the food just superb - the finest fish I've ever had, and the other meals received equally glowing verdicts. Perfect! (and a seat by the real fire too). We will definitely return."* - Customer Review

The business for sale is a warm and welcoming Gastropub located in an affluent village in North East Lincolnshire.

Having been led by the same ambitious owner since 2002, the eatery's reputation and prestige has not stopped improving and has claimed many accolades such as Lincolnshire Today Magazine's Platinum award for food and service, as well as a regular spot in Trip Advisor's top 5 places for the area, claiming their certificate of excellence for the third year running.

Specialising in fresh seafood dishes and many other high-quality meals, crafted using locally sourced produce, it is the restaurant of choice for the food savvy clientele of the area that form a strong customer base for the establishment. Underpinned by a 5-star food and hygiene certificate, the restaurant ticks all the rights boxes from the offset.

The current owner is looking to retire and pass on what they have developed over the past 17 years to a discerning restaurateur who will be able to capitalise on the significant, untapped potential of the business which only requires some new energy to become a lucrative but well-founded investment.

**Tenure:**

# Freehold

**Asking Price:**

# £600,000



## Location

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- ✓ **Village location**
- ✓ **Affluent area**
- ✓ **Proximity to main roads**
- ✓ **Idyllic scenery**
- ✓ **No local competition**
- ✓ **On-site parking**
- ✓ **Country walks nearby**

## More Info

Reason for Sale	Lifestyle
Year Established	1987
Number of Employees	3
Lease Length	N/A
Full Financials	<a href="#">Click Here</a>
Energy Performance Cert.	TBC

## Business Description

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Customers are immediately greeted to impeccably renovated, large premises. Opposite the entrance is the main bar area which is used to welcome guests, featuring antique furnishings, wooden beams, and a cosy fire. Another contemporary dining room is at the rear, featuring an open coal fire and 32 covers. In total, the dining areas seat up to 75 customers.

Further along is a large kitchen and store room. Upstairs is a large 2 double-bedroom renovated apartment, including a family bathroom and kitchen diner, a large hall, and spacious lounge/dining room. There is a basement for the beer keg, pumps, and further storage. To the rear is a beer garden. The pub benefits from having a large, two-storey garage that is largely used for storage but has potential for conversion. It also features a coal shed and bottle store for further storage.

All fixtures, fittings and equipment are included within the sale.

The owner is willing to offer a transitional period, to be negotiated upon sale.

## Opportunity

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This is an excellent chance to purchase an award-winning pub with a loyal customer base and high-quality traditional premises. It is ideal for a first-time buyer or even for portfolio enhancement for a restaurant group.

An opportunity presents itself to a wide variety of restaurateurs. This business has a solid foundation which would continue to operate well with little investment but also has the potential to attract much more business with some engaging marketing efforts.

# Gallery

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## Viewing

**If this business is of interest to you, we recommend arranging a viewing.**

**All viewings are strictly by appointment through Intelligent Business Partners. No approach whatsoever should be made to the owner of the business.**

## What To Do Next

**If you would like to find out more detailed information about this business, such as copies of the accounts or have a specific question, please call 0800 612 7718.**

**To find out more about Intelligent, please visit our website**

**[www.intelligent.co.uk](http://www.intelligent.co.uk)**

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