



FOR SALE

FREEHOLD PUBLIC HOUSE

Caistor Road, Swallow, Lincolnshire, LN7 6DL



Sanderson
Weatherall





Key Points

- Freehold public house (now closed)
- Village location adjacent to A46
- Bar, lounge and 92 cover restaurant
- Beer garden and large car park
- Owner / manager accommodation
- Potential to acquire additional land

Location

The property is located in the village of Swallow and accessed from Caistor Road. The property is adjacent to, and visible from, the A46. The A46 is the main road out of Grimsby leading to Lincoln to the south west. Grimsby is 10 miles to the north east of Swallow. Caistor, is the nearest town, being 4 miles away offering a range of local amenities. The village itself has a population of around 200 people with a wider, mainly rural, catchment area.

Description

The Swallow Inn provided a food orientated destination public house, but is now available for sale with vacant possession. The main building is of traditional brick and tile construction with distinctive Tudor effect beams. There is a large extension to the rear and side conservatory providing additional dining space. The premises offers a traditional bar area, separate lounge bar along with restaurant and conservatory. Ancillary accommodation includes large catering kitchen, preparation rooms, staff room, office, beer store, dry store and two sets of customer toilets including disabled facilities.

To the first floor there is three bedroom living accommodation with sitting room, bathroom and kitchen.

Externally there is a large tarmac surfaced car park and beer garden.



Approx. Floor Areas (GIA)

Pub - 503 sq m (5,412 sq ft)
Living Accommodation - 73 sq m (785 sq ft)
Floor plans are available on request.

Site Area

Approx. 0.37 hectares (0.92 acres)

Price

The property is being sold freehold and with vacant possession at a guide price of £425,000.

Local Authority

West Lindsey District Council.

The Rateable Value with effect from 1 April 2026 is £17,000.

The living accommodation is in Band B for Council Tax purposes.

Energy Performance Certificates

Public House - C (71)
Living accommodation - D (67)

Additional Land

There is the potential to acquire additional land surrounding the property by separate negotiation.

Services

Mains services have been disconnected, but are available for reconnection.

VAT

The price quoted is exclusive of VAT. VAT is applicable to this transaction and will be charged on the sale price agreed.



Additional Photographs

Additional photographs can be viewed on our website.
www.sw.co.uk

Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewing and Further Information:

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