

**THE WHICHCOTE ARMS  
LONDON ROAD  
OSBOURNBY  
SLEAFORD  
LINCOLNSHIRE  
NG34 0DG**



**TO LET**

**An attractive family owned Country Inn**

With excellent opportunities for expansion and diversification  
utilising a function room to the rear, B&B rooms and the conversion of  
further outbuildings

**GUIDE RENT £17,500 per annum**

No premium flexible Lease Terms by agreement

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**GENERAL REMARKS**

The Whichcote Arms is a family owned property and forms part of a traditional Agricultural Estate in and around the villages of Aswarby and Osbournby

The Whichcote Arms occupies a prominent position in Osbournby, located 6 miles from Sleaford and 10 miles from Grantham in a central village location. The plot includes an enclosed rear garden (beer garden), courtyard buildings, function room, garaging and Bed & Breakfast accommodation (6) (six rooms)

The function room to the rear of the premises can be used for a number of uses, more recently used for auctions and receptions, with doors opening into the garden.

The Courtyard offers scope for diversification, (subject to planning), such uses could include retail, café or a number of other uses.

The Whichcote Arms therefore offers a wealth of opportunity with scope to create a broad business structure for the successful applicant

There is no premiums associated with the letting, and lease terms (length of lease) are negotiable.

The owner is seeking a proactive tenant to take forward the business which will gain the support of the village.

Applicants are therefore requested to provide a short Business Plan to accompany any application to view the premises.

**ACCOMMODATION**

**Main Building**

Ground Floor:

Entrance into Bar area – generously proportioned

Dining Room, with bay windows to the front elevation

Ladies and gentlemen toilet areas

Spacious and light Kitchen and store rooms

Traditional Cellar

Storage Rooms

First Floor:

6 Bed & Breakfast Rooms, with en-suite facilities

Staff Room/Office/Kitchen

Second Floor:

Family accommodation to include Sitting room  
3 bedrooms

Bathroom

Oil Fired Central Heating is provided in the main building

## **Function Room**

A generous Function Room with separate Bar area, storage, toilet facilities with oil fired heating and electricity supply.

The Function Room opens onto the garden area providing excellent outdoor space.

## **Courtyard**

The property includes a range of brick buildings within an attractive courtyard arrangement. Buildings offer excellent scope for further diversification from the main business.

The Owner would support the reuse of the buildings which could be let for a number of uses (subject to planning & conversion) to include craft lettings, commercial uses which could include a village store

The reuse of these buildings represent an ideal opportunity to diversify the pub and restaurant business

## ***Kitchen***



## ***Bar area***



## ***Restaurant***





## **Outside:**

Ample private parking is provided to the side of the property leading to an enclosed garden area linked to the Function Room

Parking is also available to the front of the property

The Courtyard is located to the north of the Function Room and offers space in traditional buildings and garages (suitable for other uses subject to planning)

### *Beer Garden*



### *Courtyard and outbuildings*



### *Car Park*



## **SERVICES**

Water and Electricity are connected to the property

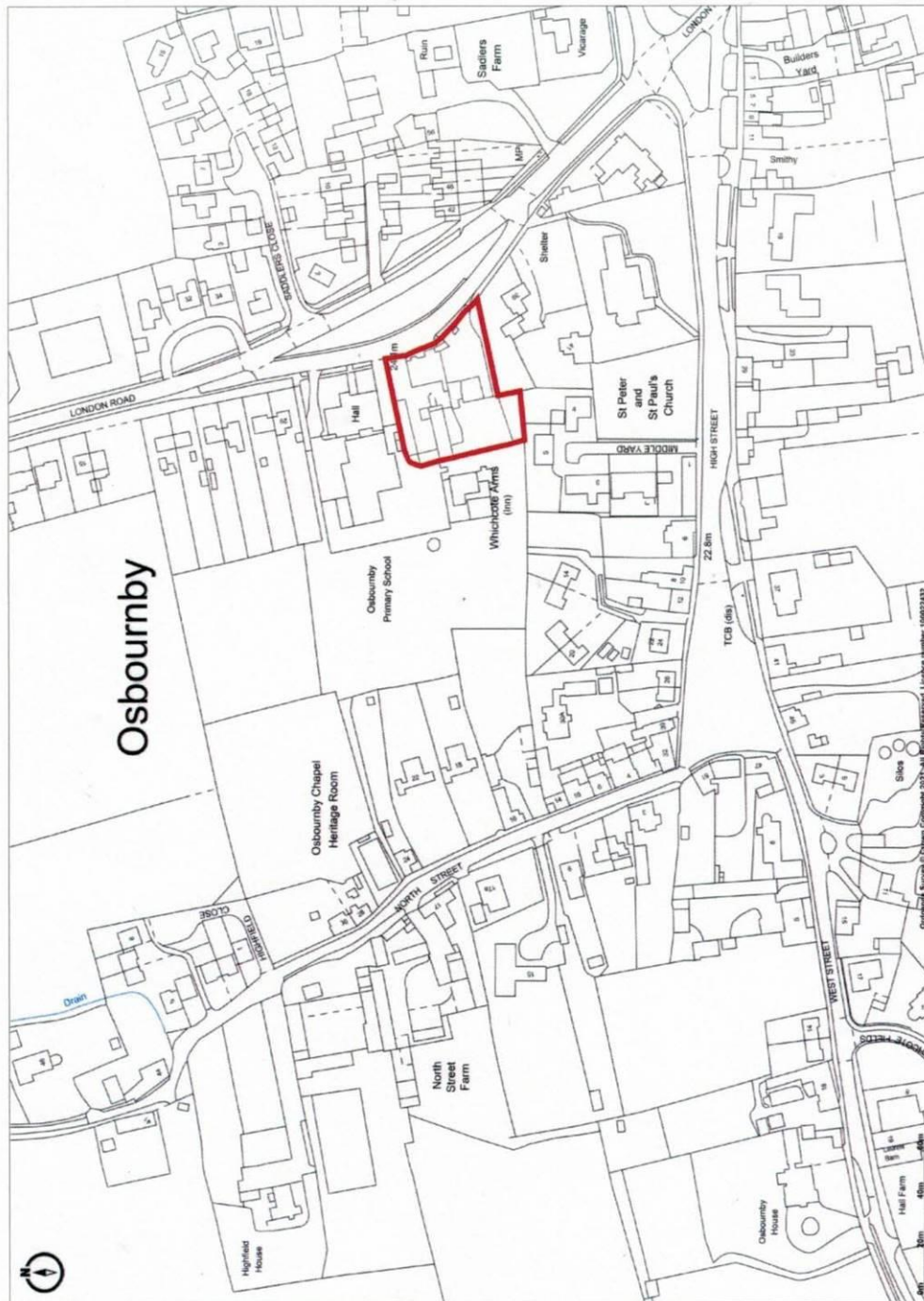
Heating is provided by two oil boilers (one to the main premises and another to the Function Room).

Calor Gas provide a gas tank (leased) for kitchen cooking equipment.

## **NATIONAL NON DOMESTIC RATES & COUNCIL TAX**

The premises has a rateable value of £2,375 and has been subject to small Business Rates Relief.

Council Tax (Band A) is charged on the residential element (2021/2022 charge being £1,269)



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**Promap**  
 LANDMARK INFORMATION

## **TENANCY & INGOINGS**

The property is available to let on a Business Lease for a term to be agreed with the Landlord.

No incoming premium will be charged to take the Lease,  
Specific clauses within the lease include:

- Lease term – negotiable
- Rent – initial rent of £17,500 per annum paid monthly by Standing Order
- The Tenant to be responsible for all other outgoings
- Rent reviews each 3<sup>rd</sup> year of the Agreement
- Repairs are the responsibility of the Tenant
- External decoration to be undertaken every 5 years (last completed 2020)
- Subletting of outbuildings or the assignment of the whole by consent
- Insurance: The Tenant shall reimburse the Landlord for the cost of insuring the buildings

## **CHATTELS**

The tenant will be required to contribute a fair sum for the purchase of chattels at the property. A list of the chattels is available from the Landlord upon viewing the premises.

## **APPLICATION**

Initial applications should be made direct with Jas Martin & Co.

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**