



## Houblon Arms

Oasby, Grantham, NG32 3NB

**Well appointed Pub Restaurant and  
rooms for sale by online Auction**

**2,500 sq ft**  
(232.26 sq m)

- Guide price £650,000
- Exceptional fit out throughout
- Well appointed Owners apartment
- 4 Self contained letting rooms
- **SALE WILL NOT INCLUDE FIXTURES AND FITTINGS**

# Houblon Arms, Oasby, Grantham, NG32 3NB

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,500 sq ft                        |
| Price          | Auction £650,000                   |
| Rates Payable  | £3.09 per sq ft                    |
| Rateable Value | £15,500                            |
| Service Charge | Upon Enquiry                       |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | EPC exempt - Listed building       |

## Description

A successful Pub/Restaurant/Guest House, renovated by the current owners in recent years, due to health reasons the business is now closed and being sold with vacant possession. The trade fixtures and fittings including the kitchen equipment can be acquired by separate negotiation.

## Location

The Houblon Inn is located in the centre of the village of Oasby, located in the local authority area of South Kesteven, the village lies approximately 11 miles North East of Grantham. Excellent road links close by with the A1, A52, A15 and A17 all within 15 minutes of the property.

## Accommodation

The accommodation comprises the following areas: Main entrance leading to public bar area Lounge area - 15 covers Main restaurant - 35 covers Kitchen area 4 en-suite lettings rooms Landscaped patio for 35 people to include garden area, summer house for private events, outdoor kitchen area

| Name                                    | sq ft        | sq m          | Availability |
|---|--------------|---------------|--------------|
| Building - Pub/Restaurant & Hotel rooms | 2,500        | 232.26        | Available    |
| <b>Total</b>                            | <b>2,500</b> | <b>232.26</b> |              |

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

## Auctioneers Additional Comments

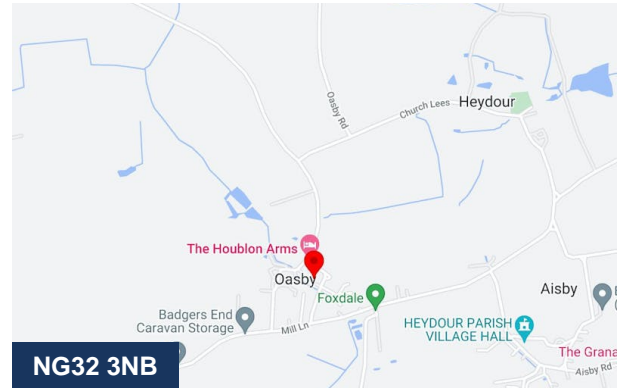
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments



## Viewing & Further Information

**Ben Freckingham**

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Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### **Finance**

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

