



The New Chapel

Greylees, Sleaford, NG34 8PL

**Characterful Chapel renovated for
bar and restaurant use. Annual Rent
£60,000**

5,650 sq ft
(524.90 sq m)

- Fitted and ready to trade after a high specification refurbishment with only the Kitchen to be installed.
- 3,900 Sq Ft Open Plan Ground Floor Space
- 1,750 Sq Ft Mezzanine
- Branding and marketing included
- CCTV and Fire alarm installed
- 2 year rolling lease available

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Summary

Available Size	5,650 sq ft
Rent	£60,000 per annum
Business Rates	To be assessed
Car Parking	Ample spaces
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A large detached property of immense character and aesthetic appeal, with exposed wooden structural supports and Chapel windows which adds to the character. Currently open plan throughout, the ground floor comprises of a kitchen area with gas and electrical point, commercial grade flooring and extraction ready to receive appliances. A stylish bar and fitted cellar are positioned towards the back of the Chapel along with three toilets including disabled. The first floor mezzanine holds a bottled bar, seating area, 2 store rooms and the ability to section off for private dining and function room, area overlooking the ground floor via a glass balustrade.

Location

The Old Chapel is surrounded by residential housing (with further expansion planned) and is located just off the main A153 Grantham Road west of the town centre of Sleaford, which is 3 miles away, with an estimated population of over 17,500 from the last census. The Chapel is close to Sleaford golf club and the former Rauceby Hospital which is about to be redeveloped. Grantham is 12 miles to the South West with Newark 19 miles to the North West.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Bar/ Restaurant	3,900	362.32	Available
Mezzanine - Bar/ function room	1,750	162.58	Available
Total	5,650	524.90	

Viewings

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

Terms

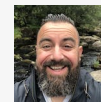
A new 2 year rolling lease will be created at an annual rent of £60,000. A deposit will be required and the Buildings Insurance will be arranged by the landlord and recharged to the the tenant at cost.

Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.



Viewing & Further Information



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