



## The Manners Arms

6 Croxton Road, Knipton, Grantham, NG32 1RH

**Idyllic Village pub with rooms to  
let - £39,000 per annum**

**5,800 sq ft**  
(538.84 sq m)

- 10 En-suite letting rooms
- Public House and Restaurant
- Wedding venue
- Vale of Belvoir Village close to Belvoir Castle
- All leasehold uses considered

# The Manners Arms, 6 Croxton Road, Knipton, Grantham, NG32 1RH

## Summary

<b>Available Size</b>	5,800 sq ft
<b>Rent</b>	£39,000.00 per annum
<b>Rates Payable</b>	£3.18 per sq ft
<b>Rateable Value</b>	£37,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (74)

## Description

A beautiful grade II listed 3 storey property, with restaurant, lounge bar and conservatory on the ground floor with the first and second floors accommodating the 10 en suite letting bedrooms. Ancillary space, kitchens and stores are located off the rear courtyard. With landscaped gardens and parking to the front of the property with patio and raised garden which is typically used for the wedding marquees.

## Location

Known as the Manners Arms, located in the highly desirable Village of Knipton, a predominantly Belvoir estate owned village in the Vale of Belvoir, 2 miles from the Belvoir Castle itself.

Situated about 14 miles east of Nottingham with easy access to the A52 between Nottingham and Grantham leading directly to the A1. The Village is steeped in history and is amongst the most favoured villages within the Vale of Belvoir.

Commuting to and from Knipton is excellent with Nottingham and Grantham roughly equidistant and the East Coast Main line station at Grantham which feeds directly to London Kings Cross with several trains a day. Kings Cross is approximately a 1 hour and 10 minutes commute.

## Accommodation

The accommodation comprises the following areas: \* Bar and lounge area with main bar and open fire (30 covers). \* Restaurant (30 + covers) \* Conservatory (30+ covers - more for a function) \* 10 en suite letting bedrooms - 8 double and 2 single

Name	sq ft	sq m	Availability
Building - Public House to Let	5,800	538.84	Available
<b>Total</b>	<b>5,800</b>	<b>538.84</b>	

## Viewings

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

## Terms

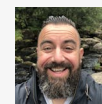
New lease terms to be agreed, all leasehold uses will be considered, the initial passing rent is £39,000 + VAT and is fully repairing and insuring. Minimum terms expected will be 10 years.

## Services

The property benefits from mains drainage and water with oil and LPG for cooking and heating, these services haven't been tested by the agent.



## Viewing & Further Information



**Ben Freckingham**

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