



The former Kings Arms

22 Silver Street, Whitwick, Coalville, LE67 5ET

Former pub TO LET with conversion capabilities

£25,000 PA

3,024 sq ft
(280.94 sq m)

- Subject to planning a variety of uses are welcome
- Available immediately
- Large detached two storey building
- Welcoming bar and lounge areas
- Domestic accommodation included
- Large car park
- Incentives available

The former Kings Arms, 22 Silver Street, Whitwick, Coalville, LE67 5ET

Summary

Available Size	3,024 sq ft
Rent	£25,000.00 per annum
Rateable Value	£7,500
Car Parking	20 On site spaces available
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The former Kings Arms is a two-story detached property featuring partially rendered brick walls under pitched tiled and flat roofs. The interior includes an entrance hall leading to the trading areas. The bar is divided into two sections by a central timber bar servery, complete with fixed perimeter seating, a feature fireplace, and floors that are partly tiled and partly carpeted. A separate games room, accessible from the rear bar, includes a darts area and space for a pool table. The entrance hall also leads to the newly refurbished Ladies' and Gents' W.C.s.

Additionally, located to the rear of the building are a basement beer cellar and storage rooms. The residential space, situated on the first floor, consists of an open-plan kitchen-diner-lounge, three bedrooms, and a bathroom.

Externally, the property occupies 0.247 acres and includes a rear car park with a tarmac surface offering around 20 parking spaces, a hard standing area for outdoor drinking with picnic bench seating for approximately 24 people, and brick-built outbuildings.

Location

The former Kings Arms is situated on Silver Street in the village of Whitwick. Whitwick is a large, historic, village in northwest Leicestershire, just to the north of Coalville. The population of Whitwick, according to the 2021 census was 8,229. Coalville is a market town in North West Leicestershire, with a population at the 2011 census of 34,575. It lies on the A511 trunk road between Leicester and Burton-upon-Trent, close to junction 22 of the M1 motorway where the A511 meets the A50 between Ashby-de-la-Zouch and Leicester.

Accommodation

The accommodation comprises the following areas:

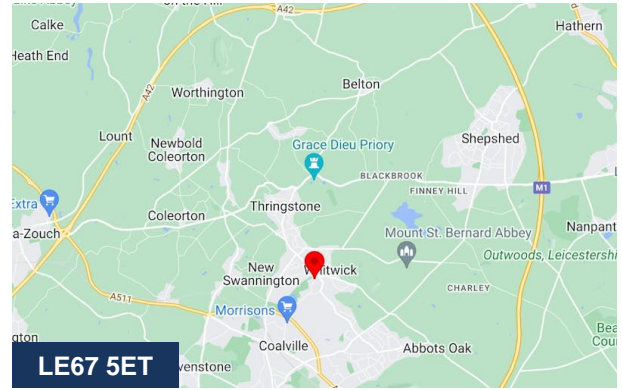
Name	sq ft	sq m	Availability
Building	3,024	280.94	Available
Total	3,024	280.94	

Terms

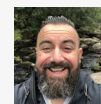
Offered for let on a new fully repairing and insuring lease with terms to be agreed - The rent is set at £25,000 PA. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord.

Services

We are advised that mains' services are connected to the property. These services

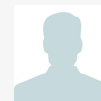


Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526
ben@pandfcommercial.com



Luke Owen

07542 782605 | 01664 431330
Luke@pandfcommercial.com