



Kings Arms

Top Street, Wing, Oakham, LE15 8SE

**TO LET - Highly sought after
Rutland Village public House with
letting rooms**

**F&F for sale £40,000 to be sold
with a new lease**

3,000 sq ft
(278.71 sq m)

- £60,000 per annum No Vat
- 8 en suite Letting rooms
- Multiple trading areas
- Rutland Village location
- Available February 2025 -
Could be earlier by agreement
- Grade II listed building - EPC
exempt

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Summary

Available Size	3,000 sq ft
Rent	£60,000 per annum
Rateable Value	£16,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Village pub with Owners accommodation and 8 letting rooms	3,000	278.71	Available
Total	3,000	278.71	

Description

The trading facilities provide a welcoming lounge bar with dining, with feature double aspect open hearth fireplace, exposed slate walling and beamed ceilings, access through to a restaurant barn, providing 80 plus covers in total. 8 excellent double/twin letting bedrooms with en-suite facilities. Functions/conference suite, not currently used by the current tenants. Large Car park and beer patio to the side. With 2 bedroom owners accommodation.

Grade II listed building.

Location

The property is located in the picturesque Rutland Village of Wing, on the Uppingham side of the County and located just off the main A6003 (main road from Oakham to Uppingham). The A6003 meets with the A47 at Uppingham, which provides good access to Peterborough and Leicester, with M1 access via the A14 Kettering.

Terms

Offered to let from February 2025 (or sooner by agreement), on a new fully repairing and insuring lease, based on a 15-year lease, with an initial passing rent of £60,000 per annum - plus buildings insurance.

The tenant will be responsible for all utility bills on site as well as the rates liability. A deposit equal to 3 months rent will be required. Depending on circumstances a guarantor may be required.

Viewings

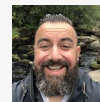
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Staff/Tupe

There are several staff members to transfer. Stock will be sold at valuation on the change over day. A premium for fixtures and fittings of £40,000 will be payable.



Viewing & Further Information



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