



The Fox, 1 Pinfold Lane, North Luffenham LE15 8LE

Well established Public House in
Rutland Village Location

Offers over £795,000 Freehold

Bar, Restaurant and
Accommodation

- Well appointed Pub/Restaurant
- Trade split 50/50 wet and dry
- Exceptional 2 bedroom owners accommodation
- Beer patio and Car park
- Rutland Village location
- T/O Y/E March 26 = £618,931 net

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Summary

Price - £795,000 (offers invited)
VAT - Not Applicable
EPC - Exempt - Grade II listed
Rates - £15,000 per annum - Rutland County Council
Finance - Available subject to status
Trading info - Available upon request

Description

The Fox is an extremely well appointed grade II listed Public House located in one of Rutland's larger Villages close to Rutland Water.

With Ground floor open plan L-shaped trading space, central bar servery, with public bar area, Lounge bar area and restaurant for circa 30 covers. The first floor has an additional games/meeting/function room.

Owners accommodation on the first and second floor. The property has a private car park for circa 14 cars. Outbuildings (planning was granted for residential conversion but has since lapsed for letting bedrooms)

Location

North Luffenham is a popular Village in Rutland and lies between Oakham and Stamford and is well positioned in the Midlands close to the A1 Stamford with good access to other popular market towns, Oakham, Melton, Grantham and Uppingham all within 15 miles, and cities to include Peterborough and Leicester within 20 miles away.

Motorway access is circa 25 miles West at Junction 21a, via the A46 from Melton Mowbray.

The Marina at Edith Weston is less than a mile to the West and both the Rutland Water Nature reserve and the County town of Oakham are approximately 5 miles to the North. The Lyndon Visitor Centre and Nature reserve is less than 2 miles away.

Terms and Trading information

The property is for sale Freehold at an asking price of Offers over £795k (no vat). The business is sold as a going concern to include goodwill, fixtures and fittings, The freehold interest in the property along with any intellectual property, to include web sites and social media. Apportioned elements of the pricing can be agreed on sale. Trading information will be made available to seriously interested parties that have viewed the business premises. Tupe will apply to the staff. Stock will be purchased on the day of completion at valuation.



Viewing and Further Information

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