



The Sun Inn - Main Street, Belton In Rutland, Oakham LE15 9LB

Pub with development potential  
for sale

Offers Invited - £750,000 (NO VAT)

Well sought after Rutland Village  
location

- Village Public House For Sale
- Approximately 0.30 acres
- Property with beer garden and car park
- 3 Bedroom owners accommodation
- Free of tie Freehouse
- Potential re-development opportunity
- Genuine Retirement Sale

# The Sun Inn - Main Street, Belton In Rutland, Oakham LE15 9LB

## Summary

Price - £750,000  
VAT - Not Applicable  
Rates - £1100 per annum  
License - To be transferred if required  
Legal Fees - Each Party to bear their own costs  
EPC - Commissioned - to follow

## Description

The Sun Inn comprises The main 2 storey Pub building with 3 bedroom owners accommodation on the first floor plus basement beer cellar. A range of outbuildings to the rear of the property all set on a plot of approximately 0.3 acres. The site offers re-development potential, with part conversion and part new build. The property sits on main street to the front elevation and to the rear with vehicular access from Goughs Lane with a frontage of circa 25m

## Location

The Sun Inn is located just off the A47 in the sought after Village of Belton In Rutland, 4 miles West of Uppingham and 15 miles East of Leicester City Centre. The M1 junction with the M69 is approximately 18 miles West. On the outskirts of the County of Rutland, with the closest Market town being Uppingham. Uppingham sits equidistant from Oakham and Corby and is a desirable location for commuters. Rutland boasts to be the smallest County in the UK, home to Rutland Water, a popular destination for fishing, cycling and bird watching, all year round.

## Accommodation

The main pub comprises as follows:-  
Main entrance to snug/games room (15) with dart board and bar servery.  
Main bar area (25) with a range of fixed and free standing tables/chairs/stools, main central bar servery, beer cellar access from behind the bar.  
Additional games room/pool room.  
Kitchen and ladies and gents w/c's - Store rooms and workshop area to the rear.  
Externally, a range of outbuildings and a garage - car parking for 8-10 cars - beer garden and patio.  
The first floor offers a 3 bedroom owners flat - with Lounge and bathroom.

## Terms

Offered for sale freehold with vacant possession - conditional offers maybe considered. Guide price £750,000. VAT will not apply to the purchase price.



## Viewing and Further Information

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