



Manners Arms

Leasehold

Offers Invited

Manners Arms, Croxton Lane, Knipton, Vale of Belvoir, NG32 1RH

AT A GLANCE

- Fantastic AA 4* pub-restaurant-function venue
- Public Bar with Separate Restaurant
- Commercial Kitchen
- Free of Tie private lease
- In need of refurbishment
- 10 ensuite letting bedrooms
- Extensive landscaped grounds and car park
- Extensive Outbuildings
- Beautiful 18th Century character features



Viewing And Further Information

Jon Heald

☎ 0115 8246442

📱 07941 614719

✉ jon@everardcole.co.uk





PROPERTY

The Manners Arms is a beautiful Grade II Listed late 18th-Century three and single storey property of brick elevations beneath pitched slate roofs. Believed to have been built between 1774–1790 the property was converted into a public house in the late 20th century. The property boasts a wealth of original features and is full of charm and character. The accommodation briefly comprises entrance hall with hotel reception area and access to, Lounge Bar, with timber bar servery, well equipped for the trade, open feature fireplace, wooden flooring; Restaurant with approx 40 covers, wooden flooring and tastefully appointed and access through to the picturesque glazed Conservatory providing an additional 30+ covers. The letting accommodation is located over the first and second floors and boasts 10 individually appointed ensuite rooms, comprising 8x double and 2x single bedrooms.

The property also benefits from Ladies and Gents W.C.s, a fully equipped commercial catering kitchen, various ancillary storage rooms and beer cellar.

To the exterior, the venue sits in beautiful landscaped gardens to the front and side, generous car parking, delightful patio and raised garden area leading from the conservatory. A rear courtyard provides access to ancillary areas and a small 1-bedroom cottage.

PLANNING

We are advised that the property is Grade II Listed (Reference No. 1360893). Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand the property benefits from mains drainage and water. The property utilises LPG and oil for cooking and heating.

FIXTURES & FITTINGS

All fixtures and Fittings are included within the sale.



THE BUSINESS

The Manners Arms is a beautifully restored, luxury AA 4* country restaurant and bar with rooms. Unfortunately due to personal circumstances, our client has been forced to cease trading the business. When it was trading, as well as the bar attracting custom from both locals and numerous visitors to the area, the restaurant enjoyed a terrific reputation as one of the most popular restaurants in the area. The multi-faceted and flexible nature of the business ensured the Manners garnered trade from numerous sources. The venue also hosted numerous 'corporate' meetings or events for local businesses, ranging from small meetings to larger residential conferences. In addition, the Manners also hosted less formal gatherings such as local shoot or golf society dinners and enjoyed a tremendous trade as a wedding venue. The venue is fully licensed to hold civil wedding ceremonies and civil partnerships in the conservatory, providing seating up to 50 guests, with a marquee employed for larger events allows the venue to cater for parties in excess of 100. Turnover for the year end 2018 showed a net turnover of £587,443.

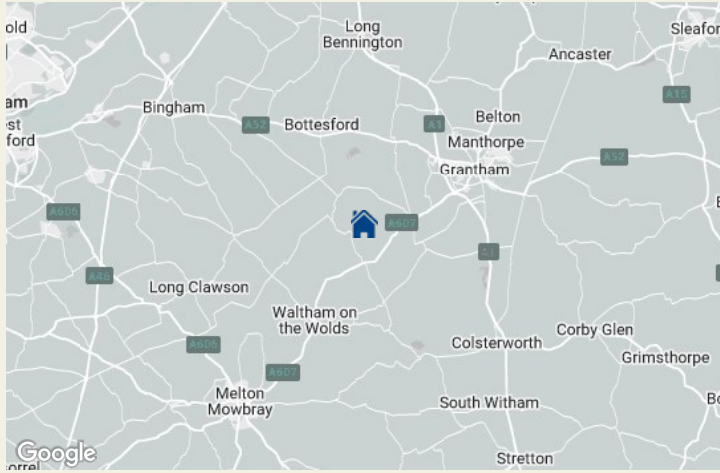
RATES & CHARGES

The current Rateable Value (1 April 2017 to present) of The Manners Arms has been assessed at £42,000. The future Rateable Value (from 1 April 2023) for the premises has been assessed at £37,000.

TENURE

The business is held on a 30 year lease commencing 2010. The private lease is fully repairing and insuring with 5-yearly rent reviews. The lease is completely free of all supply ties and we are advised the current rent is £39,000 (+VAT) pa.



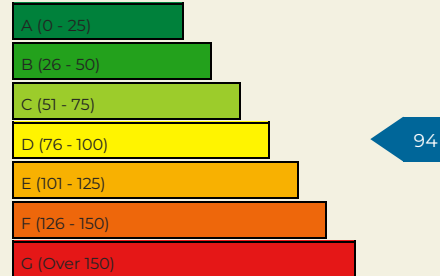


LOCATION

The Manners Arms is located in the attractive village of Knipton, nestled in the picturesque Vale of Belvoir, in the county of Leicestershire. The delightful venue is situated approximately 2 miles from the historic Duke of Rutland's estate at Belvoir Castle, which attracts thousands of visitors throughout the year. Knipton has excellent communication links being situated just off the A607 Grantham to Melton Mowbray link road allowing easy access to the A1 approximately 6 miles away and 7 miles to the west of Grantham and the East Coast Mainline station with direct trains to London King Cross in little over an hour. The village is situated approximately 10 miles north east of Melton Mowbray and 20 miles east of Nottingham.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 370055

Nottingham
0115 8246442

Leeds
0113 4508558

info@everardcole.co.uk
www.everardcole.co.uk



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.