



# Five Bells

## To Let

Offers in the Region of **£45,000**

Five Bells, Main Street, Edenham, Bourne, Lincolnshire, PE10 0LL

### AT A GLANCE

- FANTASTIC VILLAGE PUB-RESTAURANT
- SEPARATE 70 COVER RESTAURANT
- 3 BEDROOM DOMESTIC ACOMMODATION
- LARGE BEER GARDEN OVERLOOKING RIVER
- PUBLIC BAR & POOL AREA
- REAR CAR PARK FOR 30
- AVAILABLE ON NEW PRIVATE FREE OF TIE LEASE
- ATTRACTIVE VILLAGE CLOSE TO GRIMSTHORPE CASTLE

### Viewing And Further Information

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## PROPERTY

The Five Bells is a delightful 2 and single storey detached property of stone elevations beneath pitched tiled and flat roofs. The Five Bells enjoys an inviting layout with two separate trading areas that are full of traditional charm and character, with a modern twist. The ground floor accommodation briefly comprises an entrance hall providing access to the L-shaped Main Bar, with approximately 40 covers, a timber bar servery, well equipped for the trade, two open fireplaces with stone surround, separate pool area, darts throw and upholstered perimeter seating. The Restaurant is located to the rear of the pub and can also be utilised as a separate function room. The Restaurant briefly comprises a timber bar servery, feature fireplace, timber flooring, upholstered perimeter seating, exposed stone walls and beamed ceiling. The Restaurant has a capacity of approximately 70 covers in total.

The property also benefits from Ladies, Gents and Disabled W.C.s, with baby change facilities, a fully equipped commercial catering kitchen, with fridge-freezer store and wash up area and a basement beer cellar.

The domestic accommodation is situated over the first floor and can be accessed from within the pub, or via a private door fronting Main Street. The accommodation briefly comprises three double bedrooms, one with ensuite facilities, lounge, domestic kitchen and bathroom.

To the exterior, the Five Bells benefits from an attractive rear lawned beer garden with a paved rear terrace and seating for c. 20; picnic bench seating for a further 40 and an attractive decked area overlooking the East Glen river. A car park, laid to tarmac, envelops the pub to the side and rear, providing approximately 30 spaces, with a timber smoking shelter, shed, garage and outdoor store housing boiler.

## PLANNING

The Local Authority is South Kesteven District Council. We understand the property is not Listed but prospective purchasers are advised to make their own enquiries.

## UTILITIES

The property benefits from mains electricity and draining. Heating is via oil and cooking gas is supplied via LPG.

## MEASUREMENTS

The ground floor footprint is 3,811 sq ft and the overall plot measures 0.534 acres. (Measurements are taken from digital mapping and are approximate).

## FIXTURES & FITTINGS

We understand all Trade fixtures and fittings are owned outright and will be included in the sale.



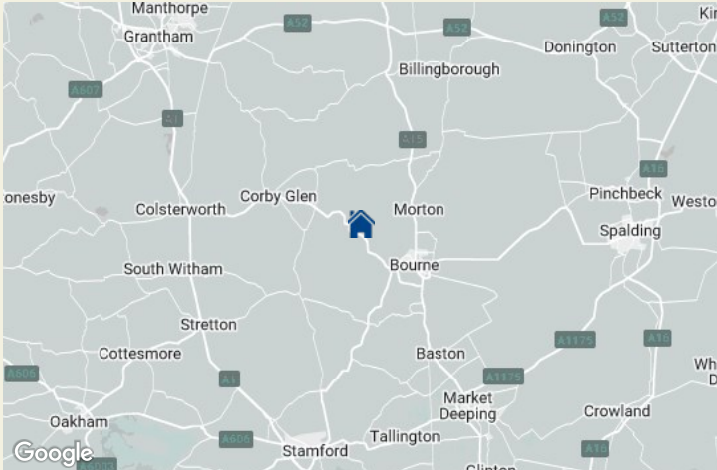
## RATES & CHARGES

The 2017 Rateable Value has been assessed at £1,800. The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.

## TENURE

The Property is offered by way of a brand new leasehold interest. The agreement will be a Free of Tie, full repairing and insuring lease, for a term of years to be agreed. The commencing rent will be in the region of £25,000 per annum.



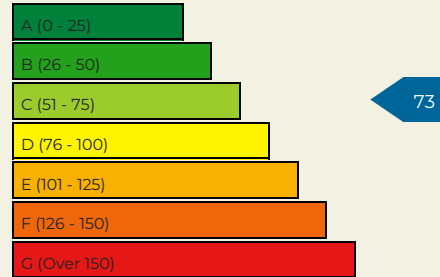


## LOCATION

The Five Bells is prominently located on the A151, Main Street, in the centre of the picturesque Lincolnshire village of Edenham. Edenham is a village and civil parish in the South Kesteven district of Lincolnshire. It is located approximately 3 miles (5 km) north-west of Bourne along the A151. The Five Bells is positioned a mile away from Grimsthorpe Castle, which is a country house within a 3,000 acre park of rolling pastures, lakes, and woodland landscaped by Capability Brown. The castle is a popular tourist destination drawing visitors from all over the country. The population of the civil parish at the 2011 census was 291.



## EPC



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