



Tenure

Freehold.

Location

The small market town of Kirton is located 4 miles south-west of Boston, adjacent to the A16. The town serves a population of some 5,000.

The property is situated in the centre of the town, at the junction of the High Street (B1397) with Station Road, diagonally opposite the historic church of St Peter & St Paul.

Occupiers close by include local retailers.

Description

The property which is Listed Grade II is arranged on ground, one upper floor and attic to provide a traditional public house, having two bars, pool room, dining room, kitchen and WCs to the ground floor, a function room on the first floor together with a two bedroom manager's flat. There is a yard to the rear, having access via a gated archway to the side. The yard also contains a garage. The property has not traded for a number of years.

Tenancy

The entire property is to be offered with VACANT POSSESSION.

Planning

The property could be suitable for alternative uses, subject to obtaining the necessary consents. Planning enquiries should be directed to Boston Borough Council (www.boston.gov.uk).

Rating

The assessment currently appearing in the Valuation List is RV£7,800.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

An EPC is not required.

Boston

Peacock Inn

10 High Street

Kirton

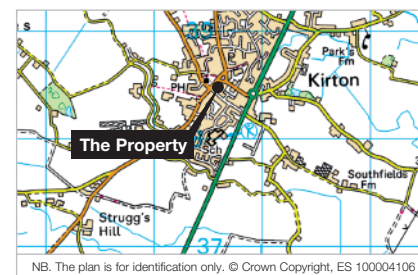
Lincolnshire

PE20 1EG

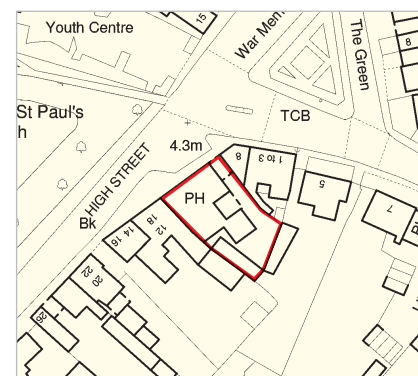
- **Freehold Vacant Public House**
- Large listed village pub
- Potention for alternative uses, subject to consents

Vacant Possession upon Completion

SIX WEEK COMPLETION AVAILABLE



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