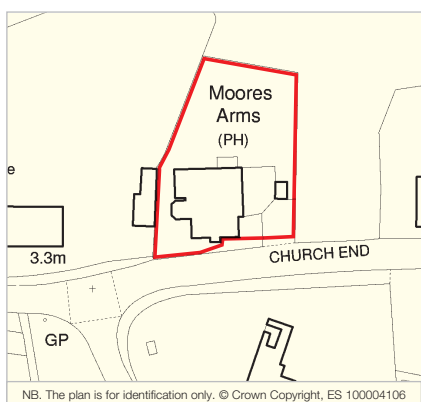
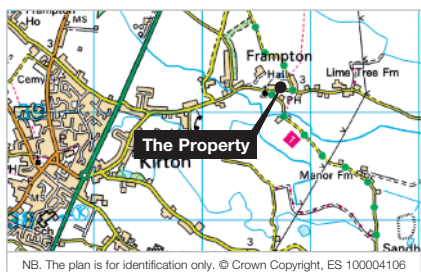


Boston **Moores Arms** **Church End** **Frampton** **Lincolnshire** **PE20 1AD**

- **Freehold Public House**
- Attractive rural public house on large plot
- Village setting

Vacant Possession upon Completion

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The village of Frampton is located about 3 miles north of Boston and 12 miles north of Spalding, in a largely agricultural area of East Anglia's Fenland. The village lies to the east of the A16. The property is situated in the heart of the village, diagonally opposite St Mary's Church and adjacent to the manor house.

Description

The property is arranged on ground and one upper floor to provide a traditional public house, having two bars, a conservatory, restaurant area, storage and WCs, together with three bedroom manager's accommodation on the first floor. To the front is a small beer garden, while to the rear is a patio area and parking area (approximately 6 cars). The property has not traded for some 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).

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 85 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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