



Butcher & Beast

High St, Heighington, Lincoln LN4 1JS



Business For Sale - £25,000

Rent of £855 pw

This pub is available on a 3-year renewable secured tenancy (i.e. automatically renewable). This includes a supply agreement for all wet stock. The Profit Partnership Plus tenancy agreement offers highly discounted Free Trade Cash and Carry Pricing.

- Independent family company
- Drinks supplied at highly discounted prices
- Free subsidised training courses
- Ingoing investment proportionate to expected returns
- One point of contact for cellar services
- Marketing support
- Regular calls from Profit Partnership team offering genuine support
- Brewery responsible for structure repairs

Details of facilities in the neighbourhood

Heighington is a picturesque, welcoming village of over 3,000 residents with attractive golden limestone houses and a rural backdrop. The new Lincoln Eastern bypass allows speedy access to the centre of the city. There is also a primary school, Spar, village hall, one other pub and a café. There are regular bus services to Lincoln and hence the village is also popular with commuters who travel the short distance into the city centre. The village also boasts an Anglican church (St Thomas's), a beck which meanders throughout the village, and walking/cycling routes towards Lincoln. The active village community includes cricket, bowls, tennis and football clubs as well as numerous social groups.

Licence details

Alcohol Sales

Monday – Saturday

09:00am – 01:00am

Sunday

09:00am – 12:00am

Live & Recorded Music

Friday and Saturday

08:00pm – 11:30pm

Living accommodation

The excellent domestic area comprises 2 double bedrooms, a bathroom with a WC and shower, a utility room and a living room. There is central heating throughout and the private quarters are in very good decorative order.

Brief description of the present trading environment

The Butcher and Beast is located in the affluent, highly desirable village of Heighington, some 4 miles from the historic city of Lincoln and is one of Batemans' top food and drink pubs, with a stunning outside eating and drinking area, which has won the Batemans' floral display competitions more than any other pub. The excellence of the pub is matched only by the fine attributes of this beautiful village. It is a community and destination food and drink pub, with bar, lounge, snug and restaurant areas. A warm and enticing atmosphere is created by the open fires.

As well as its quality food the pub has a fine array of cask ales, continental beers and wines, for which it has become famous, and has featured in numerous good beer and good pub guides, including 2023. There is a well-equipped catering kitchen with 5 Star EHO rating.

Pub Facilities

- Top award-winning pub
- Enticing bar/lounge and snug with open fires
- Wooden floors
- Restaurant with log burner for 50 covers
- Quality equipped catering kitchen
- Beer Patio
- Car park
- AND it's in the fantastic village of Heighington
- Close to the cathedral city of Lincoln

Experience and qualities to be demonstrated by the successful applicant.

- Experienced in home-cooked food
- Passionate about promoting real ale
- Excellent retail standards
- Keen to be involved in village community life
- Eager to drive sales through expanding business opportunities

The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

Gallery

