



Castle Inn

Wainfleet Road, Freiston, Boston, Lincolnshire, PE22 0PF



Business For Sale - £15,000

Initial introductory rent available

Rent of £673p.w. (post investment)

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.

- Popular country pub in expanding Lincolnshire village
- Large trading area with two external drinking areas
- Fully equipped commercial kitchen including multiple storage/prep areas
- 3 ensuite letting bedrooms
- Large car park

The Castle is an early 19th century property, located on the main A52 road on the edge of the village of Freiston. There are two large external drinking areas and a smoking area. Internally the pub has a main dining area with 60 covers with a public bar and a separate private dining area with 6 covers. There is a fully equipped commercial kitchen with preparation and storage areas. The car park holds in excess of 30 cars, with a number of useful outbuildings also to the rear. There are also 3 good-sized ensuite letting bedrooms on the second floor.

Details of facilities in the neighbourhood

The Castle Inn is situated only two miles from the RSPB (Royal Society for the Protection of Birds) site of Freiston and is an ideal base for exploring the county. This expanding village of over 1300 residents, is close to the famous birdwatchers' attraction, Freiston Shore. The pub is located on the main A52 route between Boston (2 miles) and the busy seaside town, Skegness (19 miles) and is a popular stop off point for tourists. The pub is located in an area of mixed residential properties, with several high quality housing developments currently in progress. There is a primary school in the next village (Butterwick) and regular buses to Boston where the nearest secondary school is located.

Licence details

Alcohol Sales

Monday – Sunday
08:00 – 01:00

Live & Recorded Music

Monday – Sunday
08:00 – 23:00

Living accommodation

The domestic area comprises 1 double bedroom, a lounge, a kitchen and a bathroom with a feature bath, shower and wc. There is central heating throughout and the private quarters are in good decorative condition.

Brief description of the present trading environment

The main trading area is the public bar with an open fireplace, bar servery with 4 handpulls and new carpets and double glazing throughout. There are 60 covers in the main lounge area, with an additional private dining area for 6 people. There is also a large fully equipped commercial kitchen with a large storage area and two storage/prep areas. All areas are in very good decorative order, serviced by a large well maintained chilled beer cellar. Outside the pub is a large car park (c.30 cars), plus a large grassed beer garden and an area formerly used for children's animals. There is also a smoking shelter and patio to the other side of the pub. The second floor has 3 good sized ensuite letting rooms.

Experience and qualities to be demonstrated by the successful applicant.

- Passionate about cask conditioned beer
- Driven to maintain the very highest retail standards
- Keen to integrate into village community life
- Catering experience essential
- Ideal starter pub

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

