



Elephant And Castle

26 Main Street, Thurlaston, Leicester, Leicestershire, LE9 7TP

Attractive pub in good quality residential village - £375,000



Key Features

- Substantial detached village community pub with food trade.
- Two trading areas and 4 bed living accommodation.
- Circa 20 space car park, beer patio, beer garden and children's play area.
- Located in good quality residential Leicestershire village.

Location

The property is located in the centre of Thurlaston on the main road through the village. Thurlaston is a very pleasant Leicestershire village equidistant from Earl Shilton and Enderby, both of which are within 2 miles and there are many similar residential villages in the surrounding area. Furthermore Leicester City Centre is 6 miles to the east and Hinckley 6 miles to the west. Road communications to the area are good with the M69 motorway and the A47 both within easy reach.

Description

The public house is of two storey brick construction beneath pitched slated and tiled roofs with rendered and painted elevations and single storey side extension. The property includes a lovely part decked beer patio adjoining the rear entrance, a surfaced car park for circa 20 cars and beer garden with children's play area to the rear of the site. In addition there is also a side yard which opens out to a further elongated beer patio alongside the northern boundary of the car park.

The site area is 0.356 acres and building footprint 2445 sq ft (Source Nimbus Maps).

Accommodation

Ground Floor

Public Bar with servery, mainly carpeted, perimeter fixed button backed seating, ceiling timbers, woodburner and darts throw. In total there is seating for circa 35 customers. Restaurant/ function room 24 covers with double doors to the beer patio, small private dining area, equipped catering kitchen and wash up, Ladies, Gentlemen's and Accessible lavatories.

First Floor

Living accommodation: 4 bedrooms (one bedroom currently used as an office), lounge, kitchen and bathroom.

Outside

There is a lovely part decked beer patio overlooking to the rear entrance to the trading area, a surfaced car park for 20 cars and beer garden and Children's play equipment to the rear. In addition a further side yard and beer patio run to the north of the site.

Stock in Trade

The Buyer will be responsible for acquiring the stock and unbranded glassware at valuation upon completion.

Tenure

The property is freehold and will be made available with the benefit of vacant possession.

Services

Heating and hot water are from an oil fired boiler, otherwise we are informed that all main services are connected to the property.

Licences

The property holds the benefit of a Premises Licence permitting the sale of alcohol

Town and Country Planning

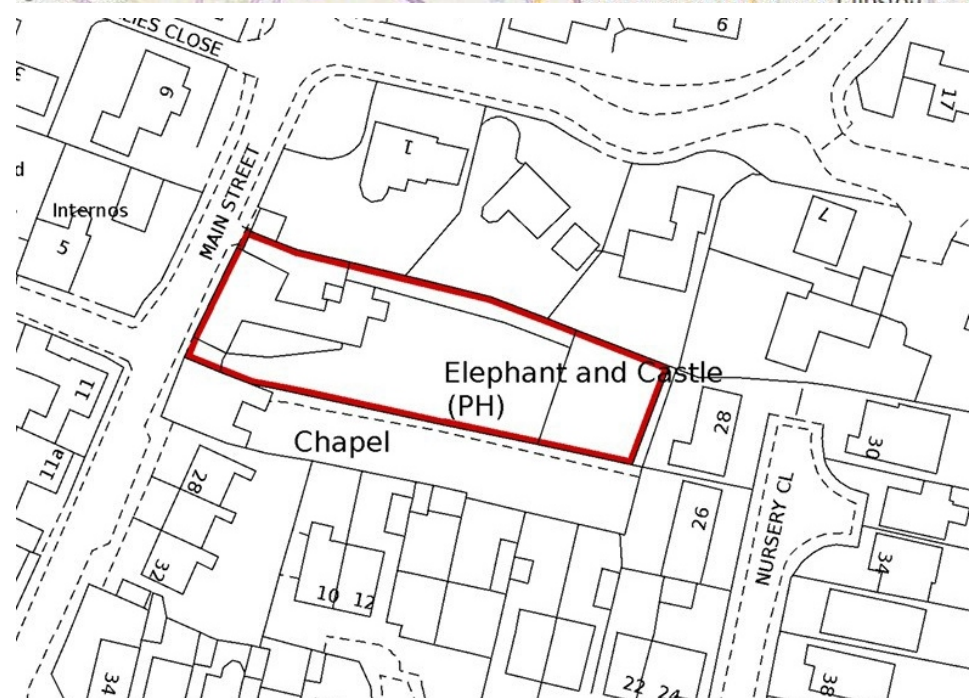
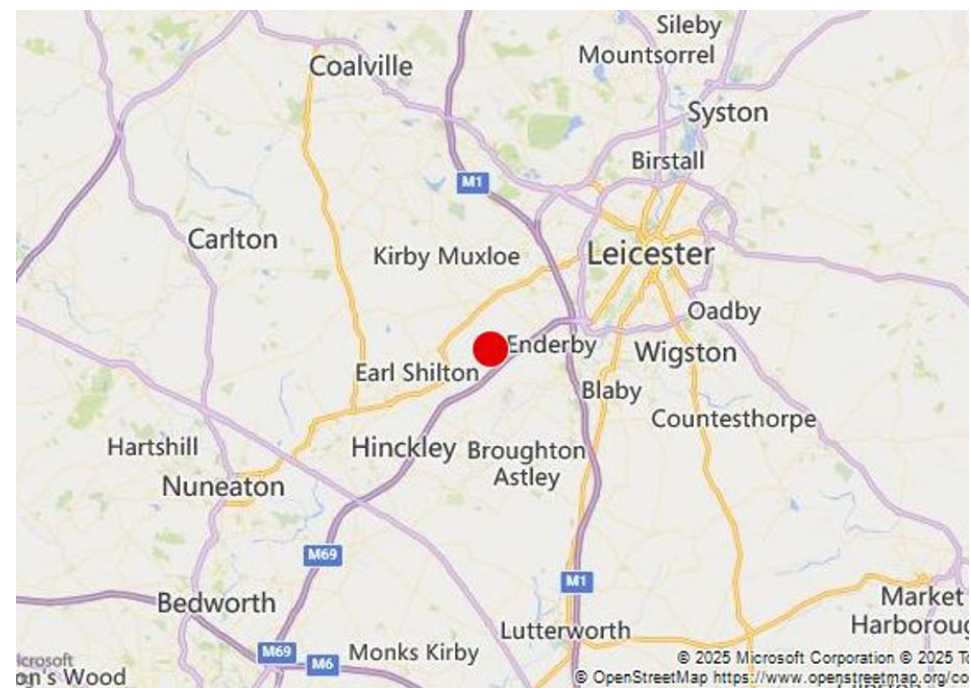
The property is not listed nor in a conservation area.

Fixtures and Fittings

All items of furniture, equipment, trade fixtures or fittings, other than a small number of items held on 3rd party agreements and personal effects in the living accommodation, are included in the sale and will be itemised in a formal inventory.

TUPE

All staff employed at the property are to transfer under TUPE regulations. A staff schedule will be made available to interested parties.





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For Sale Freehold £375,000

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Business Rates

The rateable value is £8,250 with effect from April 2023.

EPC

The property has an EPC rating of Band D.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

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