

Richardson

Commercial Property Specialists

**Five Horseshoes Inn
Barholm**

Stamford, PE9 4RA

TO LET

£20,000 Per Annum



- Free House
- Beer Garden & Terrace
- First Floor Accommodation
- Large Car Park
- Attractive Detached Stone Property
- To Let on New Lease
- Centre of Rural Village
- 3 Lounge Areas

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



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LOCATION

The property is located in the small Lincolnshire village of Barholm, approximately 4 miles east of Stamford. The surrounding area includes affluent Lincolnshire villages, tourist attractions such as Burghley House and the charming market town of Stamford. The property has good links to the A1175, A15 and the A1.

DESCRIPTION

The Five Horseshoes Inn is an impressive property that fronts the public highway. It comprises of a reception area with access to ladies and gents WC, cellar and function room. It flows to the bar area with 3 separate lounge areas. Outside includes a paved terrace, beer garden and large car park. Separate accommodation is included on the first floor and includes 2 bedrooms, lounge, kitchen and bathroom.

TENURE

The property is available on an internal repairing and insuring 6 year lease with landlord and tenant breaks after 3 years.

SERVICES

The property is serviced by mains electric, water and sewage. The property benefits from oil fired central heating with an oil tank located in the car park.

LICENSES

The Premises Licence permits the sale of alcohol from 11:00am to 11:00pm Monday to Saturday and midday to 10:30pm on Sunday.

TOWN AND COUNTRY PLANNING

The property is not Listed but is located within a Conservation Area.

STOCK IN TRADE & FIXTURES & FITTINGS

The ingoing tenant is to acquire the stock and inventory at valuation upon completion.

TUPE

No staff to transfer under TUPE regulations.

COUNCIL TAX

The property is within council Tax Band A and located within South Kesteven District Council administrative authority.

BUSINESS RATES

The Rateable Value is £30,000 with effect from 1st April 2026.

EPC

The property has an EPC rating of Band A.

TERMS

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

VIEWING

Strictly by appointment with the agent.

FURTHER INFORMATION

For further information, please contact Charles Richardson on 01780 758008 or crichardson@richardsonsurveyors.co.uk or contact Jamie Richardson on 01780 761651 or jrichardson@richardsonsurveyors.co.uk

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