



The Wheel Inn

Main Road, Welton le Marsh, Spilsby, Lincolnshire, PE23 5TA

Tenure: Freehold

Price: £325,000

Ref: 95294

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Detached 19th century public house & restaurant
- Four bedroom first floor private accommodation
- Desirable Lincolnshire village close to Spilsby
- Less than 10 miles to the coast and beachfront
- Separate detached holiday let included in the sale
- Car park (20), trade patios and beer garden (46)

Location

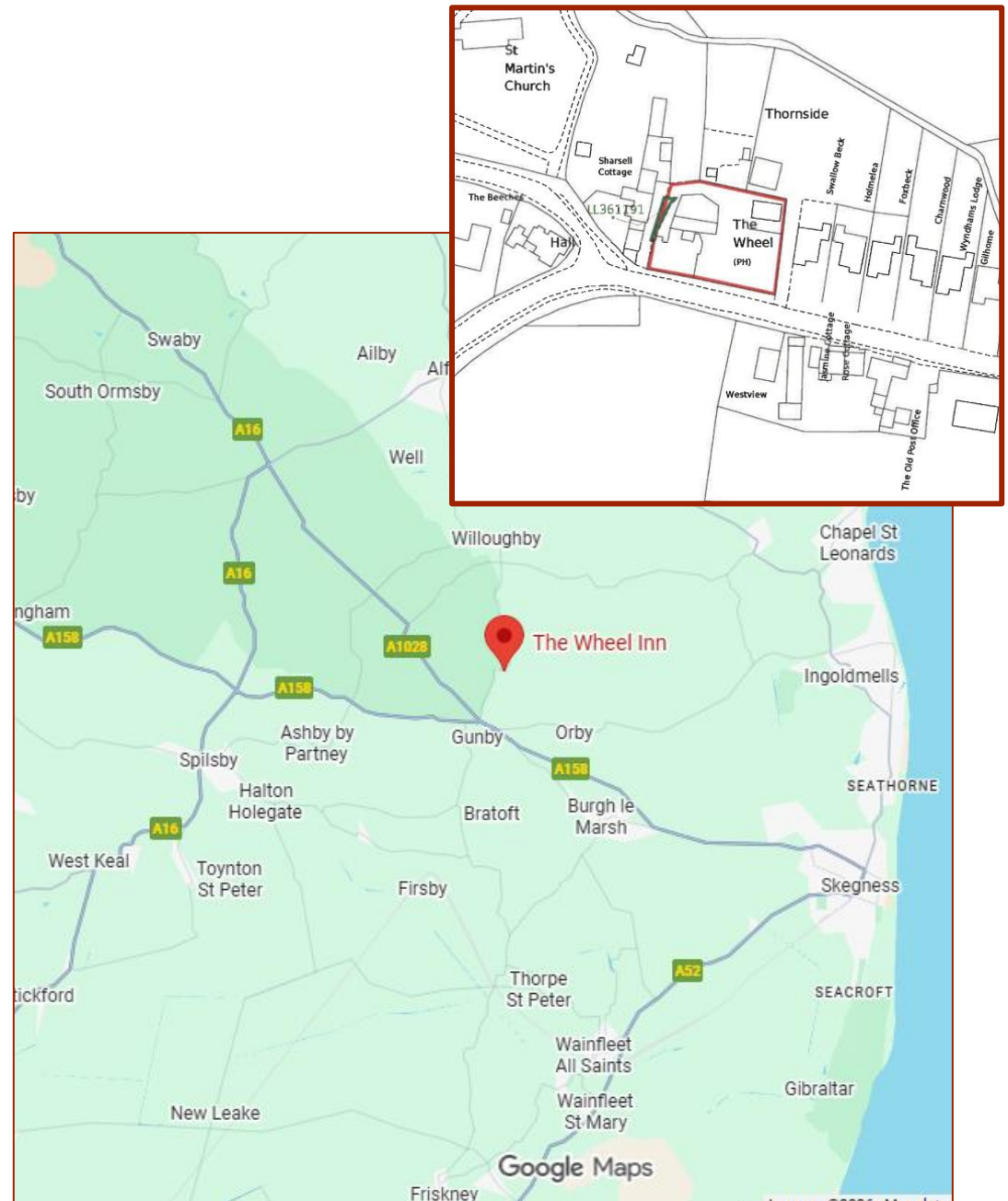
The Wheel Inn is situated in the Lincolnshire village of Welton le Marsh, located 6.3 miles northeast of Spilsby, 6.1 miles south of Alford, 8.1 miles northwest of Skegness and 2.8 miles north of the A158 that runs from Lincoln in the west to Skegness on the east coast.

The Wheel Inn is the principal amenity within Welton le Marsh, although the village also has an 18th century church dedicated to St Martin and is home to the Candlesby Hill Quarry Nature Reserve, a Site of Special Scientific Interest (SSSI) maintained by Lincolnshire Wildlife Trust. Larger shopping outlets, supermarkets and fuel stations can be found in the nearby towns of Burgh le Marsh, Skegness and Spilsby.

The Property

The Wheel Inn occupies a two-storey, detached brick building under a pitched pantile roof and dates back to the mid 1800s. It is located on Main Road and is the only public house in the village.

The property briefly comprises:



Trade Areas

Ground Floor: Side ENTRANCE HALL with access to both Ladies' and Gentlemen's TOILETS and the MAIN BAR which has seating for 28, tile flooring, fireplace with inset multi-fuel burner and wooden main bar servery. RESTAURANT with seating for 30, part wooden, part carpet flooring, fireplace with inset multi-fuel burner and an extension of the wooden bar servery. INNER HALL with stairs to the first floor and access to a PRIVATE OFFICE (which could be utilised as additional trade space via a door from the main bar). Fully-fitted COMMERCIAL KITCHEN with separate pot washroom and food preparation room. Open plan BASEMENT CELLAR with external barrel drop.

Owners' Accommodation

First Floor: THREE DOUBLE BEDROOMS, one of which benefits from a BATHROOM EN SUITE with separate shower cubicle. SINGLE BEDROOM. BATHROOM. ROOF TERRACE.

External

Side CAR PARK with parking for 20 vehicles. The car park also houses two electric motorhome hook ups and four electric vehicle charging points. The car park provides right of way vehicular access to the adjacent Wheel Cottage and Sharshell Cottage, as well as land known as 'The Paddock' and land known as 'The Orchard'. SIDE PATIO with seating for 12 and decking area. Timber outdoor dining area known as 'The Stables' split into 3 sections (two enclosed with double doors and one open) with combined bench seating for 18. Enclosed REAR PATIO/GARDEN with seating for 16 and OIL TANK.

Holiday Let

Fully double glazed, detached brick building with a pantile roof. It comprises a gated YARD/GARDEN, an ENTRANCE PORCH, an open plan LOUNGE/KITCHEN/DINER and one DOUBLE BEDROOM with BATHROOM EN SUITE (with separate shower cubicle).



The Business

The Wheel Inn ceased trading in September 2025 and, until then, was operated by our clients alongside one full-time chef. It was especially popular for its coffee mornings, quizzes and its traditional 'Pub Classics' food menu which included Sunday roasts.

We are told there is a sizeable group of rugby enthusiasts within the locality who regularly visited the business when it showcased live matches via TNT sports. Our clients are now offering the premises to the freehold market in order to retire.

There is the opportunity to generate additional income by letting the onsite holiday let which is adjacent to The Wheel Inn. Alternatively, providing the relevant planning permissions were attained this could be utilised as owners' accommodation and the first floor accommodation within the public house could be used as letting rooms.

Accounting detail will be made available to seriously interested parties following a formal viewing.

Tenure & Price

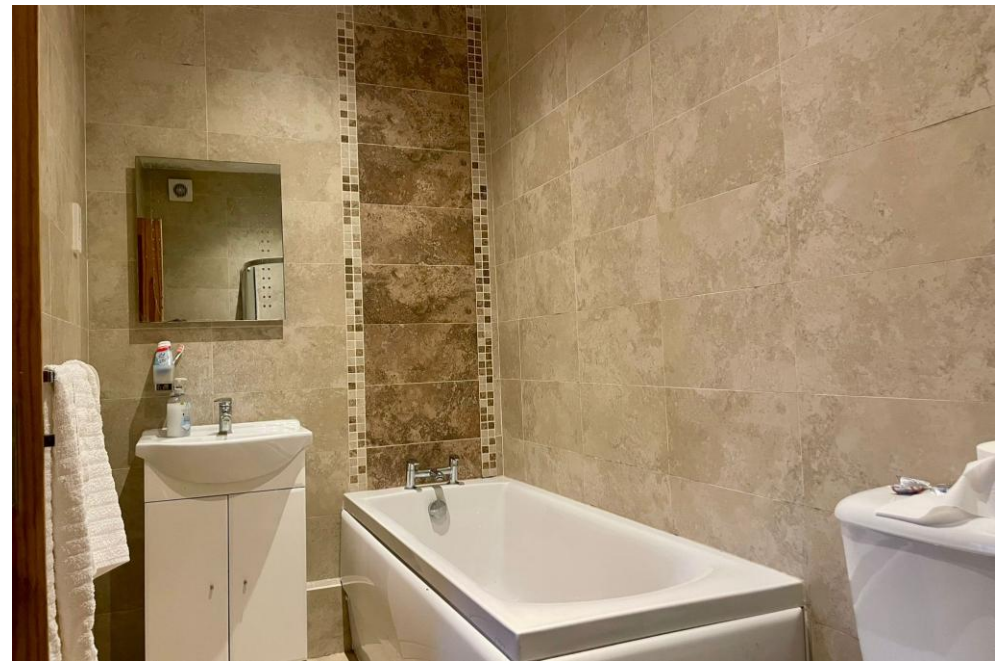
FREEHOLD £325,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.







Licences

A full premises licence is held, allowing the sale of alcohol between the hours of:

11:00-23:00 - Monday to Thursday

11:00-24:00 - Friday & Saturday

11:00-22:30 – Sunday

Services

The Wheel Inn: Mains electricity and water. Oil-fired central heating. Septic tank drainage. The property also benefits from being fully double glazed and includes a fire alarm.

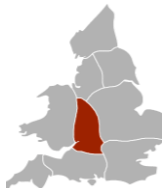
Holiday Let: Mains electricity and mains water, bio-tank drainage and LPG cooking and heating facilities.

Rateable Value: £1,500 from April 2026 – Business Rates Exempt

Local Authority: Lincolnshire County Council







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.