



George & Dragon

Freehold

Offers in the Region of **£350,000** Excluding VAT (if applicable)

George & Dragon, High Street, Hagworthingham, Spilsby, Lincolnshire, PE23 4NA

AT A GLANCE

- Detached Public & Restaurant
- Camp Site with 7 Electric Hook-ups
- Attractive Trading Ares and Conservatory
- Car Park & Beer Garden
- Set in 1.011 Acres
- Refurbished Shower Block
- 3 Bedroom Private Flat
- Large Commercial Kitchen

Viewing And Further Information

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PROPERTY

The George & Dragon is a two and single storey detached property of painted rendered elevations beneath pitched tiled roofs. Entering the pub from the main front door, you arrive in a cosy and snug trade space, with a central timber bar servery, beamed ceiling and fixed perimeter seating. The area accommodates approximately 60 covers in total. The 'dog-friendly' bar area seats approximately 24 and benefits from a timber bar servery, feature fireplace with wood burner and beamed ceiling. A double glazed conservatory to the rear of the pub overlooks the rear garden and provides an additional 24 covers, which can also be used as a function room.

The pub also benefits from Ladies & Gents W.C.s, a good sized commercial kitchen with wash-up room, food store and fridge-freezer store.

The domestic accommodation is situated over the first floor and briefly comprises three bedrooms, lounge, family bathroom and domestic kitchen-diner.

To the exterior, the pub sits in a generous plot of 1.011 acres and comprises a bench seating area to the front, lawned beer garden with childrens play equipment to the rear; and a lawned paddock with parking and electric for 7 camper vehicles as well as an additional 5 non-hook-up pitches. There is also a recently refurbished shower and facilities block for the campsite and an additional 25 car parking spaces.

PLANNING

The local authority is East Lindsey council. We are advised the property is not Listed but is situated in an Area of Outstanding Natural Beauty. Prospective purchasers are advised to make their own enquiries.

UTILITIES

We understand the property is served by LPG and is on a septic tank.

MEASUREMENTS

Ground Floor Footprint - c. 3,340 ft²

Total site area – c 1.011 acres (Measurements are taken from digital mapping and are approximate).

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items.



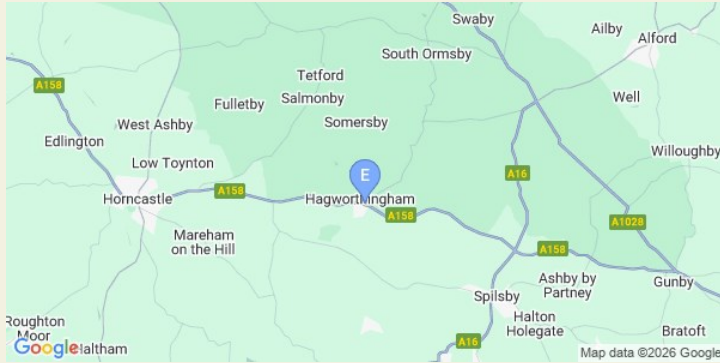
THE BUSINESS

No trading information is to be sold or warranted. The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

RATES & CHARGES

The Rateable Value of The George & Dragon has been assessed at £7,500 (2023).The premises may qualify for Small Business Rates Relief in which case the non-domestic rating liability may be nil subject to the ratepayer occupying only one property for the purposes of business.





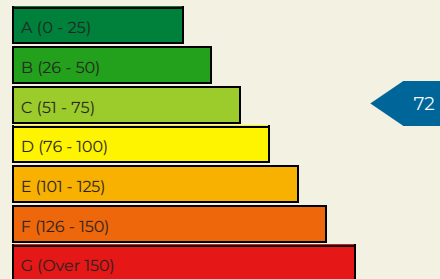
LOCATION

The George & Dragon is prominently located on the A158 in the Lincolnshire village of Hagworthingham. Hagworthingham is a quaint, historic village, surrounded by an Area of Outstanding Natural Beauty in the Lincolnshire countryside. There are two main market towns close by, Horncastle and Spilsby, which are both very popular with tourists and residents. Transport links into these towns from the village are mainly via bus and are particularly frequent, following the main arterial road of the A158.

This road also takes you straight to the coast and the ever popular seaside town of Skegness is only 15 miles away. Horncastle and Spilsby are both fortunate to have an abundance of history surrounding them, making them interesting places to visit and spend time and Hagworthingham itself is the ideal location for walkers, ramblers and hikers to set up camp or settle down for the night.



EPC



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