



# Geese & Fountain

## To Let

## Rental Offers Invited

Geese & Fountain, 1, School Lane, Croxton Kerrial, Leicestershire, NG32 1QR

### AT A GLANCE

- Affluent Leicestershire Village Location
- Seven Letting Rooms
- Available on Brand New 'Free of Tie' lease
- Large Car Park
- Attractive Detached Property
- Rear Beer Garden
- Commercial Kitchen
- Spacious Domestic Accommodation over First Floor

### Viewing And Further Information

Jon Heald

☎ 0115 8246442

📱 07941 614719

✉ [jon@everardcole.co.uk](mailto:jon@everardcole.co.uk)





## PROPERTY

The Geese & Fountain is a two storey stone and brick-built detached property beneath pitched tiled roofs, with single storey flat and pitched roof additions to the rear. The ground floor accommodation briefly consists of three connecting trading areas arranged around a timber bar servery. The Bar Area has approximately 40 covers with wooden floor and beamed ceiling, raised area with darts throw; Dining Area has an additional 20 covers with flagstone flooring and brick built feature fireplace. The Lounge area has easy chair seating for c. 20 with exposed stone walls and open feature fireplace.

The pub also benefits from Ladies and Gents W.C.s, a commercial kitchen with wash-up area and walk in fridge and freezer units, ground floor beer cellar and bottle store.

The spacious domestic accommodation is situated over the first floor a briefly comprises 5 bedrooms, lounge, office/store and bathroom, with separate W.C.

The property also benefits from 7 letting bedrooms, (6x double and 1x single), which are located in separate brick-built detached building to the rear of the main pub. All rooms have ensuite facilities.

To the exterior, the pub has a paved rear courtyard, car park for up to 20 cars and a lawned area. The pub sits in a site of 0.771 acres and has a total ground floor footprint of 4,660 ft<sup>2</sup>.

## PLANNING

The property is administrated by Melton Borough Council. We understand the property is not Listed but is situated in the Croxton Kerrial Conservation Area.

## MEASUREMENTS

The total site area is approximately 0.771 acres and the ground floor footprint (GEA) extends to 4,660 ft<sup>2</sup>.

Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

The property is being let 'as seen' and any items left on the day of completion will be inherited by the tenant excluding any third party items.



## THE BUSINESS

The vendor has not occupied the property and does not have any historic knowledge of the day to day running of the business and therefore does not have access to any historical accounts or trading information. The property has been vacant since June 2023 and is available immediately. We understand the pub previously enjoyed a good reputation for cask ales and won CAMRA branch Pub of the Year 2018 and 2019 and Local Branch Cider POTY 2022.

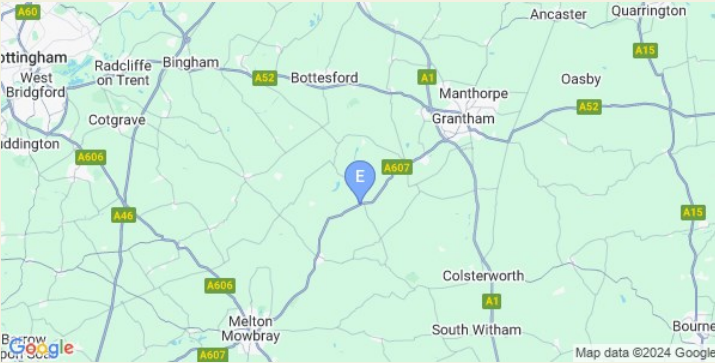
## RATES & CHARGES

The Rateable Value of the property is £8,000 (2023).

## TENURE

Rental offers are invited for a new Free of Tie commercial lease. The new lease will be either 10 or 20 years, on a Fully Repairing and Insuring basis, with 5 year rent reviews to OMV and annual RPI uplifts capped at 5% and collared at 2.5%. The Lease may be assigned after the end of the first two years. The equivalent of six months' rent is required as a deposit. A contribution to Landlord's legal fees of £1,500 will be payable.



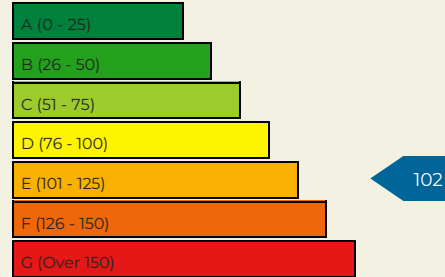


## LOCATION

The Geese and Fountain is a traditional village inn directly fronting the busy A607 Melton – Grantham road in Croxton Kerrial. Croxton is a village and civil parish in the Melton borough of Leicestershire. The village is located approximately 6.6 miles (10.6 km) south-west of Grantham, 7.9 miles (12.7 km) north-east of Melton Mowbray and 0.5 miles (0.8 km) west of Leicestershire's border with Lincolnshire. Croxton Kerrial itself has a population of around 378 living within a 1km radius.



## EPC



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Cambridge  
01223 370055

Nottingham  
0115 8246442

Leeds  
0113 4508558

Manchester  
0161 8204826

[info@everardcole.co.uk](mailto:info@everardcole.co.uk)  
[www.everardcole.co.uk](http://www.everardcole.co.uk)



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