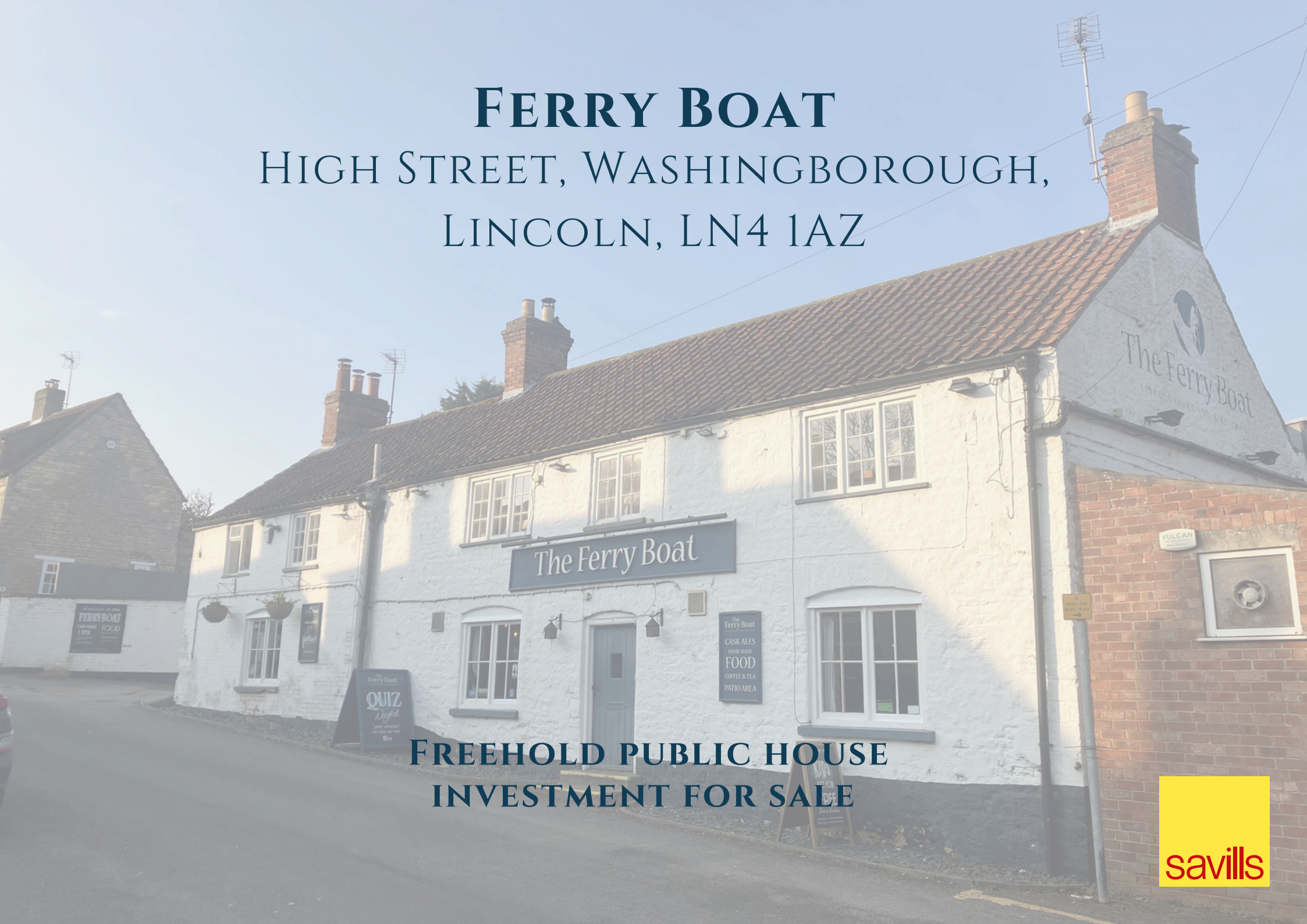


# FERRY BOAT

HIGH STREET, WASHINGTONBOROUGH,  
LINCOLN, LN4 1AZ



**FREEHOLD PUBLIC HOUSE  
INVESTMENT FOR SALE**

**savills**



The Ferry Boat  
LINCOLNSHIRE PUB & RESTAURANT

The Ferry Boat

The Ferry Boat  
CASK ALES  
HOMEMADE  
FOOD  
COFFEE & TEA  
PATIO AREA

The Ferry Boat  
QUIZ  
Night  
"Quiz Night"  
£10  
£15

KIDS  
EAT FOR  
FREE  
Party Area

The Ferry Boat  
CASK ALES  
FOOD  
BEER

VULCAN

Man 242  
10.00

# FERRY BOAT, HIGH STREET, WASHINGBOROUGH, LINCOLN, LN4 1AZ

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Ever So Sensible Restaurants Limited who operate 10 pubs
- Property arranged over two levels: ground and first floors extending to 5,153 sq ft (479 sq m)
- Site extending to 0.54 acres
- Current rent of £72,624 per annum
- Lease expires June 2042
- The rent is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 4% (except in the open market review year)
- **We are instructed to invite offers in excess of £780,000 (8.83% NIY)**
- Business unaffected by sale

## LOCATION

Located in the village of Washingborough in the county of Lincolnshire, 3.7 miles (5.9 kilometres) east of Lincoln and 43.9 miles (70.2 kilometres) north east of Nottingham.

The Ferry Boat is situated fronting the High Street within a predominantly residential area. Nearby occupiers include the Hunters Leap (Stonegate), the Washingborough Hall Hotel and Pizza Place.

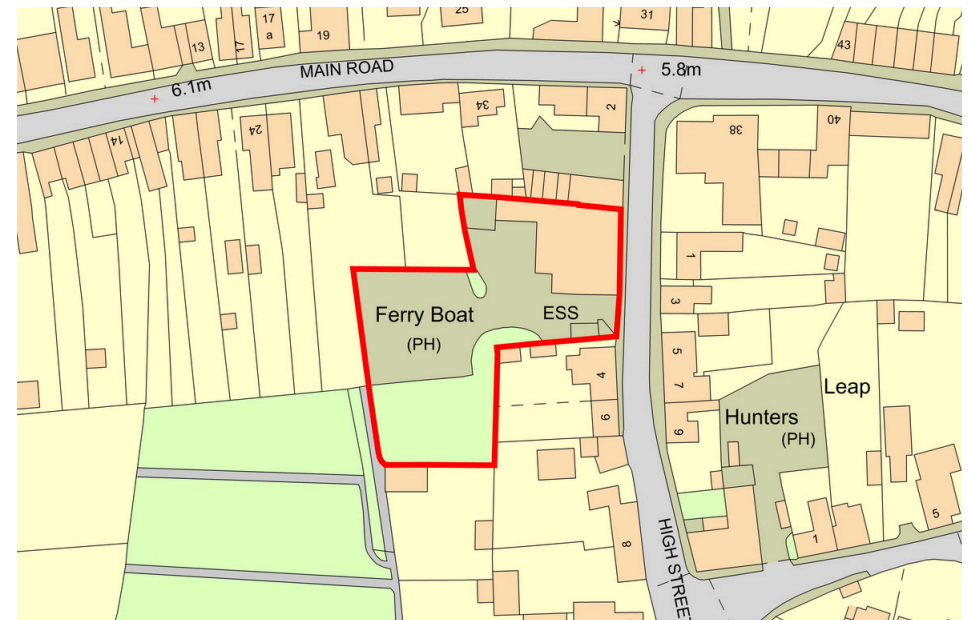
## DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted brick elevations beneath a pitched and hipped roof.

## LINKS

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR](#)



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an open plan trading area with central bar servery and seating on loose tables, chairs and bench seating for 90 customers. Ancillary areas include a trade kitchen, customer WC's and ground floor beer cellar to the rear.

**First Floor:** The first floor comprises private living accommodation of three bedrooms, kitchen, lounge and bathroom.

**Externally:** There is a beer patio and separate beer garden for 150 customers. There is parking to the side and rear for 20 vehicles.

## TENURE

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The property is held freehold (Title Number LL81475).

## TENANCY

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The entire property is let to Ever So Sensible Restaurants Limited on a 20 year lease from 1 June 2022 at a current rent of £72,624 per annum, which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and a cap of 4% (except in the open market review year). A rent deposit of £34,219 is held by the landlord

## PLANNING

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The property is Grade II Listed and is situated within Washingborough Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

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C - 56

## TERMS

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We are instructed to invite offers in excess of £780,000 (8.83% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

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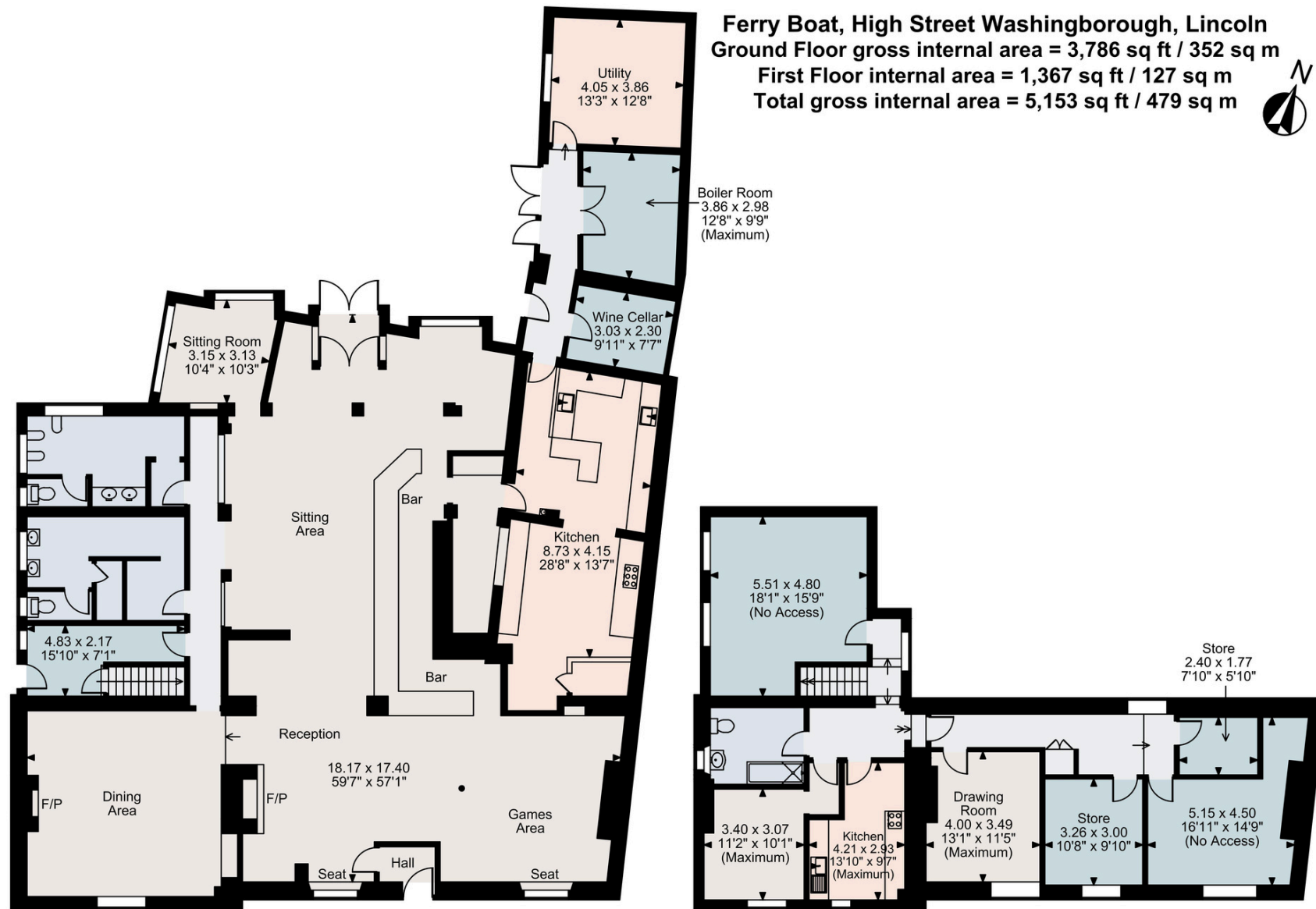
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



**FERRY BOAT, HIGH STREET, WASHINGBOROUGH, LINCOLN, LN4 1AZ**

**savills**

**Ferry Boat, High Street Washingborough, Lincoln**  
**Ground Floor gross internal area = 3,786 sq ft / 352 sq m**  
**First Floor internal area = 1,367 sq ft / 127 sq m**  
**Total gross internal area = 5,153 sq ft / 479 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**FERRY BOAT, HIGH STREET, WASHINGBOROUGH, LINCOLN, LN4 1AZ**

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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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