

## Pub For Sale



A Leasehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :



### **The George and Dragon Seaton, Rutland**

**Price: £425,000**  
**Tenure: Freehold**  
**Turnover (annual): circa £180,000  
(inc VAT) to March 2015 – Plus c£30k  
forecast for new letting offer.**  
**Excellent net profits.**  
**Split: 60% Wet : 40% Food**  
**Guy Simmonds 01332 865112**

This business is located in the picture postcard village of Seaton set in the beautiful and unspoilt county Rutland being the smallest county in the UK. This lovely unopposed inn attracts a highly desirable clientele from the nearby surrounding affluent towns, villages and larger catchment areas.



The business includes: Bar area (circa 30 covers plus standing) with exposed wooden beams and an attractive wood burner; Restaurant/Dining Room (30 covers); Commercial Catering Kitchen; Beer Cellar; 3 newly created double En-suite letting rooms. To the front of the property are several wooden picnic benches providing a lovely view of the surrounding Rutland countryside, the lovely village church and a resting place for the weary legs of the passing walkers and ramblers. To the side of the property is the patrons' car park providing spaces for c30+ cars.



To the rear of the property is a spacious enclosed grassed garden area with wooden picnic benches and surrounding shrubbery borders. There is also an unused stand-alone brick built outbuilding that has been granted PP to convert to either a self-contained holiday let (with bedroom, lounge, kitchen and bathroom)

or further owner's accommodation. The owner's accommodation briefly consists of a spacious 1 bedroom En-suite (with shower) bedsit style room.

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7723>

Freehold Pubs For Sale, Leasehold Pubs For Sale, Buy A Pub, Lease A Pub, Sell A Pub, Selling A Pub, Find A Pub, Running A Pub, Freehold & Leasehold Restaurants, Hotels & Licensed Cafes For Sale.....Contact Guy Simmonds First!

To view our comprehensive selection and sales status of our quality business opportunities for sale (Freehold, leasehold and Free of Tie) click on the ['Businesses for Sale'](#) tab at the top of our Home Page.

**Or please  
PHONE 01332 865112 OR  
email: [info@guysimmonds.co.uk](mailto:info@guysimmonds.co.uk)**