

# Pub For Sale



THRIVING AND PROFITABLE UNOPPOSED STEAK HOUSE WITH 72+ COVER RESTAURANT BEING OFFERED EITHER **FREEHOLD OR 'FREE OF TIE' LEASE** WITHIN THE NORTH LINCOLNSHIRE VILLAGE OF BONBY



## **The Haymaker Steak House**

Bonby, North Lincs

Brought to the market by Leading National Licensed Property Agent Guy Simmonds .

This business is located in the North Lincolnshire village of Bonby. The village sits at the foot of the Lincolnshire Wolds with stunning views of the Ancholme valley in an area of natural beauty.

This freehold property is of rendered brick construction sitting on a large plot under a pitched tiled roof. An accessible entrance porch to the side of the property leads from the car park providing access to the trading areas. These consist of: Steak House Restaurant (72+ covers) is a spacious characterful area that has recently been refurbished. The room has a quirky and attractive stone effect wall covering. There is a coffee prep area and a host/waitress station positioned to one side. Steak House Waiting Area (circa 24+ plus standing) has a very well presented bar server of wood construction with a slate tiled perimeter and achievement photographs of members of the steak loyalty club adorn a side wall.

Fully equipped commercial catering kitchen with 5\* EHO rating. Ground Floor Beer Cellar with python and remote. The owner's accommodation is situated on the ground and first floors and has four double bedrooms, private access & private parking spaces.

To the rear of the property is an L-shaped slabbed patio area whilst to the side is the patron's car park with spaces for circa 30+ cars.



Price: £420,000 Freehold / £75,000 Leasehold  
Tenure: Freehold or Leasehold  
Rent (if applicable): £33,000 per annum  
Landlord (if applicable): Private/Freeholder  
Turnover (annual): £302,425 (inc VAT) to March 2015  
Wet:Dry split: 80% Dry / 20% Wet  
Contact: Guy Simmonds 01332 865112

<http://www.pubsforsale.co.uk/propst/prnlfvu.php?txtref=7742>

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