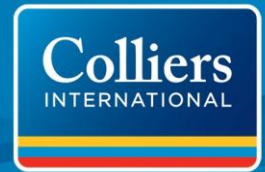


FREEHOLD
TRADITIONAL PUB / DEVELOPMENT OPPORTUNITY



Masons Arms, 1 Church Street,
Donisthorpe, Swadlincote,
Leicestershire DE12 7PX

- Located in the centre of the village
- Site area 0.755 Acres
- Development opportunity STP
- Car park to the front with beer garden to the rear

Price Reduced - £395,000 plus VAT, if applicable

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

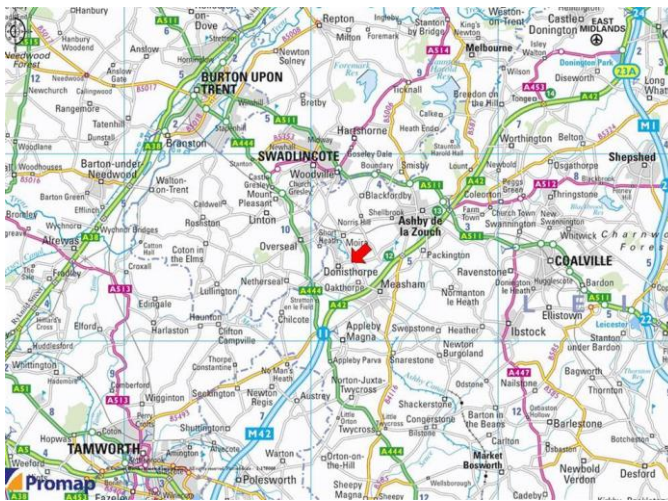
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www.colliers.com/uk/leisure

Masons Arms, 1 Church Street, Donisthorpe, Swadlincote, Leicestershire DE12 7PX



LOCATION

The property is situated on a corner site location within the village of Donisthorpe approximately 3 miles south west of Ashby de la Zouch. The area benefits from access to junction 11 and 12 of the A42. The immediate surrounding area is predominantly occupied by residential property with agricultural uses in the wider vicinity.

DESCRIPTION

The two storey property is of brick construction under a multi pitched tiled roof providing accommodation at ground and first floor level. Externally the property provides a large car park to the front and side with large beer garden and smoking shelter to the rear.

ACCOMMODATION

The property is laid out as follows:-

Ground Floor

The main entrance to the front of the property provides access to the public bar area which benefits from a seating area to the side, independent bar servery and access to the gents WC and lounge bar. The lounge bar provides bar servery, additional gents WC, disabled WC and a dining area for approximately 45 covers. To the rear there is access to the external beer garden and decking, large catering kitchen with walk in fridge freezers and the first floor accommodation.

First Floor

Three bedrooms, living room, office, bathroom and kitchen.

Basement

Cold beer store with two additional stores.

PLANNING

Our verbal enquires of North West Leicestershire District Council have confirmed that the property is not listed nor is it located within a Conservation Area.

All further enquiries regarding planning matters should be directed to the planning department of North West Leicestershire District Council on T: 01530 454 665.

RATEABLE VALUE

The property is listed on the 2010 Valuation List as having a Rateable Value of £6,100.

TENURE

Freehold

PRICE

Reduced - £395,000

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

VAT

Masons Arms, 1 Church Street, Donisthorpe, Swadlincote, Leicestershire DE12 7PX

VAT, if applicable will be payable in addition to the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

All viewings must be made by appointment through sole agents, Colliers International.

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FURTHER INFORMATION AND VIEWING