



Queens Head, Church Lane
Kirkby-la-Thorpe, Sleaford, Lincolnshire, NG34 9NU

£3,000 pcm

Details

- To Let
- Suitable for pub/restaurant
- 3,681 sqft
- Rent £36,000
- Excellent Location
- Very good condition ready to rent
- Past excellent reputation
- Opportunity to expand
- CEPC C
- Negotiable lease terms



Location



Overview

An excellent opportunity to take a lease on this well know Pub and Restaurant with huge potential to rebuild a great Pub to its former reputation and situated in an excellent location with easy access and an established location



Location

The property occupies a prominent position fronting the A17 in the popular semi-rural village of Kirkby-la-Thorpe, approximately 2.5 miles from Sleaford.

This former pub and restaurant is available to let and sits on a total site area of approximately 0.23 acres (0.09 hectares), benefitting from a garden and a generously sized parking area. Sleaford is a market town and civil parish in the North Kesteven district of Lincolnshire. On the edge of the Fenlands, it is 11 miles (18 kilometres) north-east of Grantham, 16 mi (26 km) west of Boston, and 17 mi (27 km) south of Lincoln. It is the largest settlement in North Kesteven with a population of 19,807 in 2021. Centred on the former parish of New Sleaford, the modern boundaries and urban area include Quarrington to the south-west, Holdingham to the north-west and Old Sleaford to the east. The town is bypassed by the A17 and the A15 roads. Sleaford railway station is on the Nottingham to Skegness (via Grantham) and Peterborough to Lincoln lines.

ACCOMMODATION

Internally well presented and arranged over ground and first floors, extending to approximately 342 sq m (3,681 sq ft). The ground floor comprises the main trading areas, including a bar, lounge/dining restaurant, and a catering kitchen, providing a ready-to-operate hospitality space.

The first floor offers a separately accessed three-bedroom flat, suitable for tenant/manager accommodation or staff use.

Externally, the property includes a rear garden area and a substantial car park with capacity for approximately 30 vehicles.



TENURE

The property is to be leased on a 3 year minimum lease. The tenant will be required to pay a 3 month deposit. The property will be held on an Internal Repairing and Insuring lease.

RATEABLE VALUE

The property has a rateable value of £10,500.

PLANNING

The property has an established use as a bar and restaurant.

SERVICES

Mains electricity, water, gas and drainage are connected to the property.

CEPC

CEPC rating - C

LEGAL COSTS

Each party are responsible for their own legal costs.

VAT

No VAT



LOCAL AUTHORITY
North Kesteven District Council

Kesteven Street

Sleaford

Lincolnshire

NG34 7EF

Tel 01529 414155

VIEWING
Contact Pygott & Crone Commercial

36a Silver Street

Lincoln

LN2 1EW

Tel 01522 536777



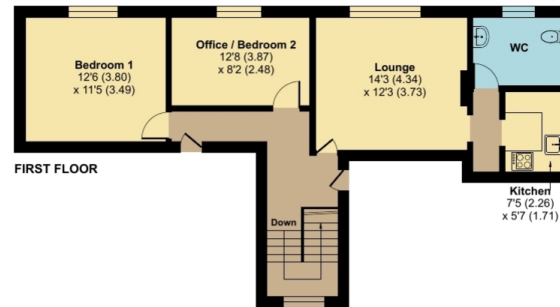
Queens Head Church Lane, Kirkby-la-Thorpe, NG34

Ground Floor Net Internal Area = 2551 sq ft / 236.9 sq m

First Floor Net Internal Area = 470 sq ft / 43.6 sq m

Total = 3021 sq ft / 280.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2026. Produced for Pygott & Crone. REF: 1433305



Queens Head, Church Lane, Kirkby-la-Thorpe
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939