



## THE KINGS HEAD

CHURCH ROAD, FREISTON, BOSTON PE22 0NT



**PURCHASE THIS BUSINESS  
OIRO £7,500**

**Purchase price – OIRO £7,500**

**Rent -£7,900/annum (£151/week)**

**Reduced Risk, Business Purchase Agreement**

- We will pay for a professional utilities broker and hold 6 monthly reviews of utility costs
- We will pay up to £1,000 per year towards your annual family holidays
- We will pay up to £1,000 per year towards utility costs
- Business plan and reduced rent allows for 2 days off per week
- Low rent, £151 per week, no rent reviews
- Drinks supply agreement, big discounts, + incentive discounts
- Free to buy spirits from other suppliers
- Business Owner takes 100% of fruit machine profit
- All structural repairs are the responsibility of the Brewery
- Free and Subsidised training course
- One Point of contact for cellar services
- Marketing support from the Profit Partnership Team

## **The Pub and its Facilities**

The Kings Head is an iconic traditional, unspoilt pub dating back to the 17th century, located in the centre of the village of Freiston.

The pub is divided into 2 trading areas; a cosy public bar with many features, and a lounge/dining area with 24 covers. Fittingly, the pub was previously listed in both the Good Beer Guide and the Good Pub Guide.

There are garden tables at the front for soaking up the sunshine in the summer.

There is a fully equipped commercial kitchen with preparation and storage areas. The car park holds in excess of 40 cars, with a number of useful outbuildings to the rear.

## **Neighbourhood**

The King's Head occupies a prominent position in the heart of the picturesque Lincolnshire village of Freiston. With a population of over 1,300 and continuing to grow, Freiston is an expanding rural community located just off the A52 between Boston (2 miles) and Skegness (19 miles).

The village is well known for its close proximity to the renowned nature reserve at Freiston Shore, a popular destination for birdwatchers, walkers, and visitors to the area. As a result the pub benefits from regular trade from both the local community and passing visitors.

Freiston itself has a rich heritage and is home to a historic pre-Norman Conquest church, which remains a notable landmark in the village.

The pub sits within a mixed residential area, with several high-quality housing developments currently under construction, further increasing the potential local customer base. Local amenities include a primary school in the nearby village of Butterwick and regular bus services to Boston, where the nearest secondary school and a wider range of facilities can be found.

## **Licence details**

### **Alcohol Sales**

Monday to Sunday – 09:00-01:00

## **Living accommodation**

The spacious family living accommodation comprises 2 double and 1 single bedroom and a living room, along with a bathroom with shower, bath and w.c. There is full central heating and the private quarters are in good decorative condition and carpeted throughout.

## Pub Facilities

- Traditional snug bar and separate restaurant (24 covers)
- Open fire and snug atmosphere
- Famous for floral displays, cask ale and traditional food
- Fully equipped commercial kitchen
- Large car park
- In a lovely Lincolnshire village, close to large town

## Qualities which will make this pub thrive

You will need to be able to drive business through excellent standards and service and have a passion for real ale. Experience in the licensed trade, especially with cask ales, is preferred but not essential

## The Purchase Process

You can apply for this vacancy via the website or contact the Profit Partnership Department on 01754 882011. Or maybe you want a general chat about the opportunity. Just pick up phone, we'll do what we can to help you. 😊

We look forward to speaking with you.

## Gallery



