

# For Sale

## Pub Opportunity

The Lincoln Pub Lincoln Way  
Corby NN18 9HP



- Prominent location
- Shared Car Parking within site
- To be sold subject to future use as a pub only
- Rare freehold opportunity

For Sale POA

## Location

The property is located towards the South West of Corby, close to it's border with Great Oakley. The location offers convenient access to key transport routes, including the A43 and A14, providing good connectivity to the wider region. Corby benefits from a strong industrial presence and ongoing development, with local amenities and public transport links available nearby.

## Accommodation

The property consists of a two-storey former community public house beneath a flat roof, which previously traded in a wet led style. The ground floor features an open-plan function and seating area with a prominent central bar, while ancillary storage is situated towards the rear. There is an open side outdoor area towards the front. Pedestrian access is available via personnel doors on both the north and south elevations, with loading for deliveries facilitated through a roller shutter door on the western elevation.

## Areas

	Sq Ft	Sq M
GIA	4,887	454
<b>TOTAL</b>	<b>4,887</b>	<b>454</b>

## Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

## Terms

The premises is available for freehold purchase with vacant possession. The sale will be agreed on the condition that the prospective buyer operates the property as a pub only.

## Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

**Rateable Value:** £3,500

**Rates Payable:**

## Legal costs

Each party is to be responsible for their own legal costs. A legal fee contribution, towards the sellers costs, will be required from the purchaser should a sale be agreed.

## VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

## EPC

D - 80

## Services

We understand that all mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

## Viewing

To view and for further details please contact:

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[View Location](#)



**RICS**



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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