



Jackson Stops Inn

Rookery Road, Stretton, Oakham, Rutland LE15 7RA

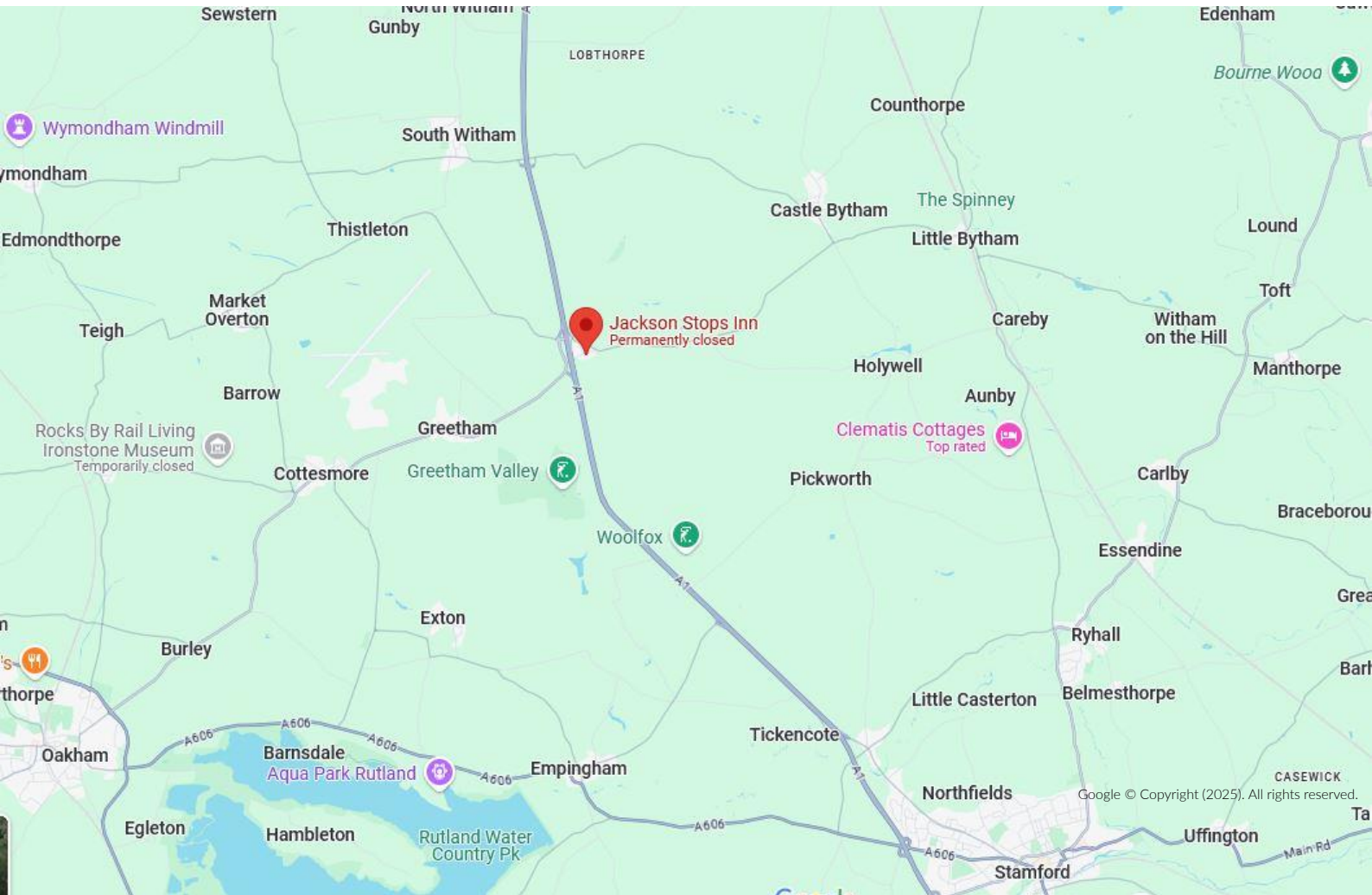
Tenure

Freehold

Price

£495,000 + VAT

- Delightful Rutland Village Pub
- Stone built and part-thatched
- Character trading rooms
- Excellent access to A1
- 3 Bed private quarters



Location

The attractive village of Stretton lies just off the A1 Great North Road around 14 miles South of Grantham and 8½ miles North of Stamford.

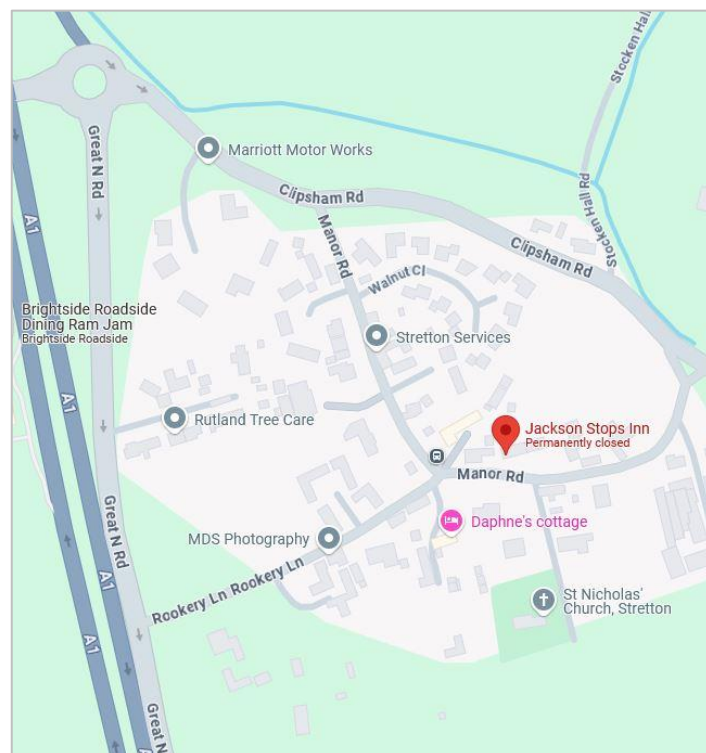
The County town of Oakham and the magnificent Rutland Water are also around 8½ miles away.

Rutland itself is the smallest County and is a highly desirable, attractive and affluent location with excellent A road links.

Description

Believed to date back to the 17th Century, The Jackson Stops is a highly attractive property of two-storey stone built construction lying beneath a mixture of thatched and pan-tiled roof.

Set back from the pub, the property lies behind a car park, some external seating and a small but attractive beer garden.





Trade

The property has for many years operated under tenancy/lease.

The most recent operators have decided not to renew their lease and as such, the property is being made available.

We have been advised that turnover in the year ended 31st October 2023 was £387,807 with a Gross Profit margin of 57.6%.

These figures have been provided as a guide only and will not be warranted and no further accounting information is available.

Please note that the property ceased trading in January 2025.

Accommodation

Ground Floor

There are 4/5 character trading areas which are largely inter-linked and run across the front of the building.

The main entrance is at the centre of the property and gives direct access to the small but delightful Bar area. With quarry tiled flooring, painted stone walls, real fire in the corner and cushioned pew seating, it is a gem of a room.

Off this, to the right hand side, is 'the Barn' which is set as a dining area. Similarly having painted stone walls and with a feature stone built fireplace, this carpeted room has its own timber top servery and seats circa 24.

To the other side of the Bar is 'the Bakery'. With exposed stone walls, fireplace and beamed ceiling, it is another delightful room suitable for 10 diners.



Then, off this, is the Restaurant. Itself in two, very slightly split level parts these two sections (one having quarry tiled floor and the other boarded) can seat another 24.

Serving all of this is a commercial kitchen whilst the customer toilets lie off the rear connecting corridor.

Beer Stores/Basement

The primary beer store is at ground floor level to the rear of the premises.

In addition, there is a cellar but this is primarily used for storage.

Living Accommodation

The private quarters are at first floor level and comprise three bedrooms (2 doubles and 1 single), living room/kitchen, bathroom and separate WC/shower room.

Outside

The property lies behind a car park and beer garden whilst to the rear is a private yard with raised garden.

Tenure

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Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

Planning

Jackson Stops is a Grade II Listed building and lies in Stretton Conservation Area.

Asset Of Community Value (ACV)

In accordance with the Localism Act 2011, the property has been nominated as an Asset of Community Value (ACV)

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol:

Monday to Sunday 11.00 am to 12.00 am

Business Rates & Council Tax

The property is in an area administered by Rutland Council. The 2023 Rateable Value has been assessed at £19,000.

The domestic accommodation is within Band A for council tax purposes.



EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We understand that the property benefits from mains electricity, water and drainage with cooking being by way of Calor gas.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

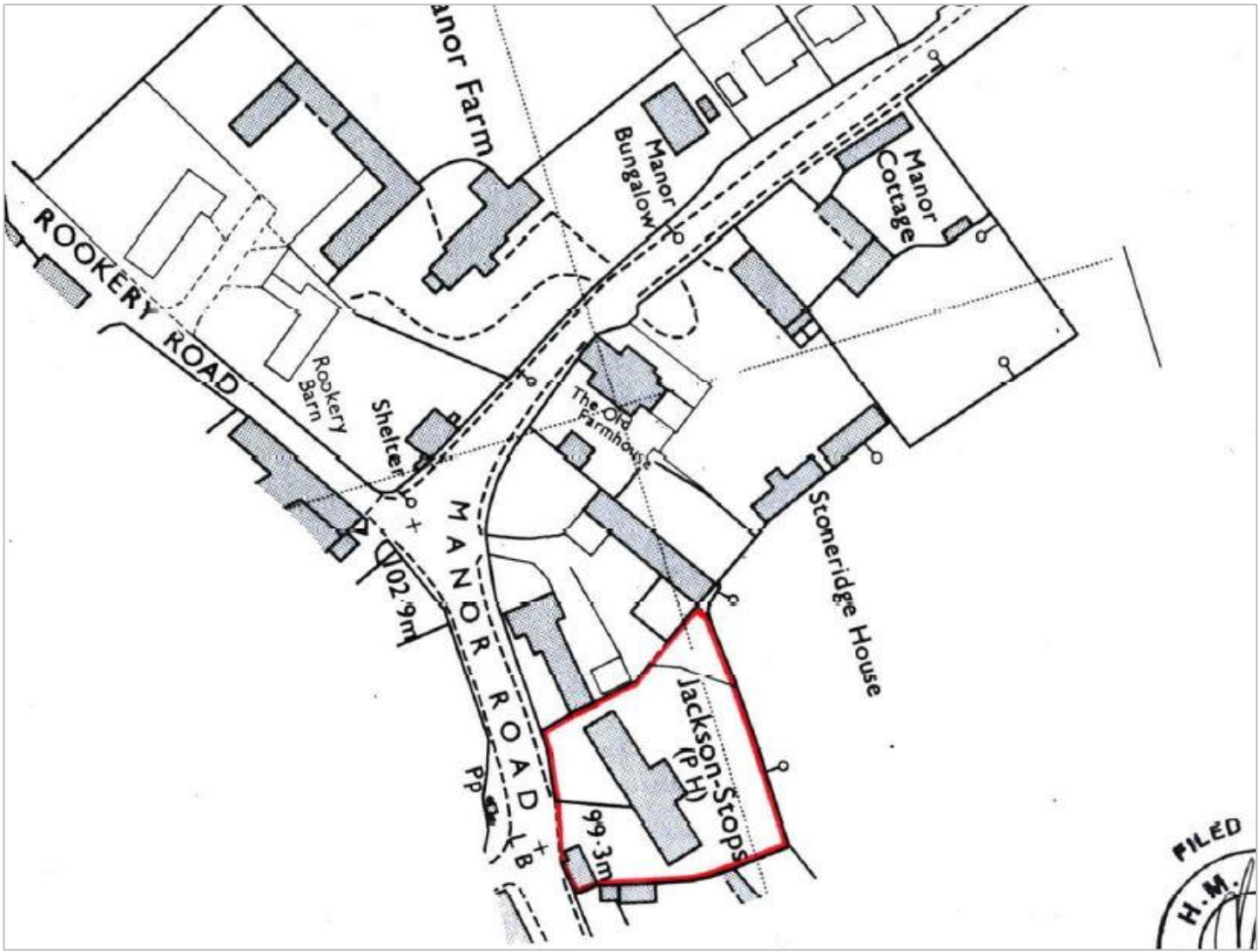
Viewing

Please note that this property is closed, therefore viewings are strictly by appointment only through Fleurets Midlands office.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.





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