



GEORGE & DRAGON, HAGWORTHINGHAM HAGWORTHINGHAM, PE23 4NA

AGREEMENT TYPE:
LEASE

YOUR INVESTMENT:
£75,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Hagworthingham is a quaint, historic village, surrounded by an Area of Outstanding Natural Beauty in the county of Lincolnshire. There are two main market towns close by, Horncastle and Spilsby, which are both very popular with tourists and residents. Transport links into these towns from the village are mainly via bus and are particularly frequent, following the main arterial road of the A158. This road also takes you straight to the coast and the infamous seaside town of Skegness is only 15 miles away. Horncastle and Spilsby are both fortunate to have an abundance of history surrounding them, making them interesting places to visit and spend time and Hagworthingham itself is the ideal location for walkers, ramblers and hikers to set up camp or settle down for the night.

Pub Layout

Entering the pub from the main front door in the car park, you arrive in a cosy and snug trade space and are presented with the central bar servery directly in front of you. To your right you will find mainly low level seating in a mixture of fixed and loose styles and also access to the impressive trade kitchen and doors to both the owners private accommodation and private garden. Slightly around to the right of the bar, you will find a small snug area leading onto a second more spacious trade space, again with a lovely fireplace and a mixture of fixed and loose style seating, which then in turn leads onto a set of double doors, taking you through into the conservatory which is used as additional dining space and also a function room. To the left of the front door, you will find access to an additional trade space with another open fire place and it's own access to a bar which in previous years has also been used as a secondary function room, however, this does give access to the toilets. Outside there are plenty of options to drink and dine al fresco with lots of bench seating to the front and rear. Here you will also find the paddock with parking and electric for 7 camper vehicles as well as an additional 5 non-hook-up pitches. There is also a recently refurbished shower and facilities block for the campsite and an additional 25 car parking spaces.

TRADING STYLE

The George & Dragon trades as a fantastic and well-established, village community pub with a very popular gastro pub food offer and regular activities throughout the week. Pub quizzes, raffles, occasional live music and plenty of community and charity events, really makes this venue the hub of the local area. With a varied drinks offer from standard through to premium, the George & Dragon really has something to offer everyone and the warm and welcome feel that the current tenants have created is a firm favourite with the locals and visitors. Campers return year on year to this site as it is well known for its high standards and the hospitable nature of the owners.

The George and Dragon has a fantastic reputation for being a welcoming and pleasant environment for anyone and everyone. The current licensees have worked hard to build up a great rapport with the locals as well as create amazing standards of service for visitors and tourists to the area. With a well-known and popular food offer, a great variety of drinks and a warm and friendly atmosphere, the George and Dragon is really everything you need in a proper village community pub. Quiz nights, themed food nights and occasional live music are all features that the George and Dragon offer and they are fortunate to see returning customers year on year.

ACCOMODATION

Private Accommodation

The private accommodation has it's own access and consists of three bedrooms, living room, kitchen and bathroom, all of which are in very good decorative order. There is also a private owners garden.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Children Play
Area



Function Room



Kitchen



Food
Preparation
Area

FINANCIAL

Premium: £60,000 (Offers in the Region Of)

Annual Rent: £17,000.00

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £5,000

Fixtures and Fittings: Inclusive in the Premium

Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *

Tie: Free of Tie on Wines, Spirits & Minerals



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