

Public areas
Main bar / Lounge/dining area / Large garden

Private areas
3x Bedrooms / Open plan lounge and kitchen / Bathroom / Separate private entrance / Private garden

## About this opportunity

Set on the main through road of this busy village, The Nags Head is a popular community local offering a warm welcome to all. It has a great drinks range and a well-established food trade with a menu of good value homemade pub classics.

This is a fantastic opportunity to expand on an already successfully trading business growing the wet trade further by introducing a calendar of events and entertainment to bring the whole community together and give drinkers a reason to stay.

Inside this lovely presented pub is a main bar area offering a great setting to catch up with friends over a pint. It lends itself to be a great place for watching the game with an enticing programme of live sports along with a darts board to keep customers entertained.

There is a more relaxed lounge area ideal for families and friends wanting to catch up over a drink and food. It has a fantastic garden ready for summer trade and perfect for entertainment with its large patio and grass area.

The Nags Head, 18 Station Road, Glenfield, LE3 8BQ

## The community

Glenfield is a popular village located approximately three miles from Leicester city centre and approximately 5 minutes drive from Beaumont Leys shopping centre with its array of shops and Leicester Leys Leisure Centre.

The village itself offers a range of local amenities including schools, hairdressers, butchers, a supermarket, pubs and restaurants and it's just a short drive from the beautiful Bradgate Park.

Glenfield also provides convenient access to the M1/M69 motorway networks and Fosse Retail Park via the A46 bypass.

