

26/11/2021

### The Wheatsheaf, 322 Eastfield Road, Peterborough, PE1 4RA

Further to your recent interest in the above property, we can confirm that our clients have instructed us to invite best and final offers from interested parties.

We are seeking your written freehold or leasehold offer for the property by no later than **12 Noon on Friday 3<sup>rd</sup> December 2021**.

Any freehold offer should confirm:

- **Identity of the Purchaser** – to include the name, address and company registration number if being purchased through a company.
- **Purchase Price** – clearly state the proposed purchase price.
- **VAT** - we are advised that VAT will be payable on the purchase.
- **Source and Proof of Funding (Cash buyers only)** – written proof that funding is in place and clear confirmation of whether it is a cash purchase or subject to any external funding.
- **Conditions** – any conditions attached to the offer i.e. survey, planning or valuation.
- **Approvals** – details of any board or third party approvals required.
- **Deposit** – confirmation that a non-refundable 10% deposit will be paid upon exchange.
- **Solicitors Details**
- **Timetable** – your proposed timescales for exchange and completion.

Any leasehold offer should confirm:

- **Identity of the Lessee** – the name, address and contact details of the Lessee (if a company, please specify the Company Registered number and registered address).
- **Rent & Term** – clearly state the proposed term and annual rent you wish to pay for the Property (VAT will be applicable).
- **Rent Free period** – clearly state the proposed rent-free period (if any).
- **Use** – clearly state your proposed use of the premises.
- **Source and Proof of Funding** – written proof that funding is in place and clear confirmation of whether it is cash or subject to any external funding.
- **Conditions** – any conditions attached to the offer i.e. subject to survey, planning or valuation.
- **Approvals** – details of any board or third-party approvals required.
- **Rent Deposit** – clearly state the rent deposit you are offering (VAT will be applicable).
- **Outgoings** – confirmation that you will be responsible for all outgoings including service charge, insurance, rates and utilities.
- **Solicitors Details**

#### Anti-Money Laundering

Please be advised that once your offer has been approved in accordance with recent legislation, we will require full identification documents for the beneficial owner of the purchasing entity before being able to agree heads of terms.

**Offers to be submitted in writing by email to [london@jamesabaker.co.uk](mailto:london@jamesabaker.co.uk)**

## The Wheatsheaf

308-330 Eastfield Road, Peterborough, PE1 4RA



### Freehold/Leasehold All Enquiries Sole Agent

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- Prominent position on Eastfield Road near Peterborough city centre
- Modern bar and dining areas
- Benefits from a good-sized trade garden to the side of the property
- Large car parking for 30 vehicles
- Good size plot of 0.605 of an acre
- Available on an all enquiries basis with both freehold and leasehold offers being considered

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**Freehold/Leasehold**  
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## Location

Peterborough is a city in eastern England known for its 12<sup>th</sup> and 13<sup>th</sup> century Cathedral, with a population of around 183,600 residents and benefits from strong transport links into London Kings Cross within 53 minutes. The Wheatsheaf is located around 2 miles east of the city centre and occupies a prominent roadside position on Eastfield Road with the University Centre Peterborough located nearby. The property is surrounded by predominantly residential dwellings with some commercial units nearby.

## Accommodation

The Wheatsheaf is a two storey detached property of brick construction beneath a variety of pitched and hipped tiled roofs with extensions to the side and rear.

The ground floor trading area has undergone a recent refurbishment and is of good quality throughout and comprises of an open plan bar/restaurant area for circa 122 covers. Ancillary trade areas include customer WC's (including disabled), good sized catering kitchen, store/office and a cool room located at ground level together with associated stores.

The private accommodation is situated on the first floor and comprises a private kitchen, 3x double bedrooms, 1x office, 1x lounge and family bathroom.

Externally there is a good size trade garden and a smoking solution with a separate access to the rear and side of the property.

The property also benefits from a good sized car park for circa. 30 vehicles.

**The pub has a Gross Internal Area of around 6,100 sq ft and sits on a plot size amounting to 0.605 acres.**

**The property has potential for a range of uses, subject to the granting of relevant permissions and is likely to be of interest to local developers and builders, convenience store operators and care developers. The Wheatsheaf offers considerable scope for local and regional pub operators and restaurateurs.**

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H.M. LAND REGISTRY		TITLE NUMBER <b>CB160749</b>	
ORDNANCE SURVEY PLAN REFERENCE	TF 2000	SECTION	Scale 1:1250
COUNTY	CAMBRIDGESHIRE	DISTRICT	PETERBOROUGH
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## General Information

### Rating

The current Rateable Value is assessed at £33,700.

### Licences

It is understood that the property currently possesses a Premises Licence. Further details are available on request.

### Services

We are verbally advised that all mains services are connected to the property.

### Trading

The premises are currently closed for trading.

### Tenure

The property is available on an All Enquiries basis. Both freehold and leasehold offers will be considered.

### Fixtures and Fittings

The letting of the property may include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded, leased or items owned by third parties will be excluded.

### Energy Performance Certificate

An EPC has been requested.

### VAT

VAT will be applicable.

### Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser/tenant to provide proof of identity along with any other required documents.



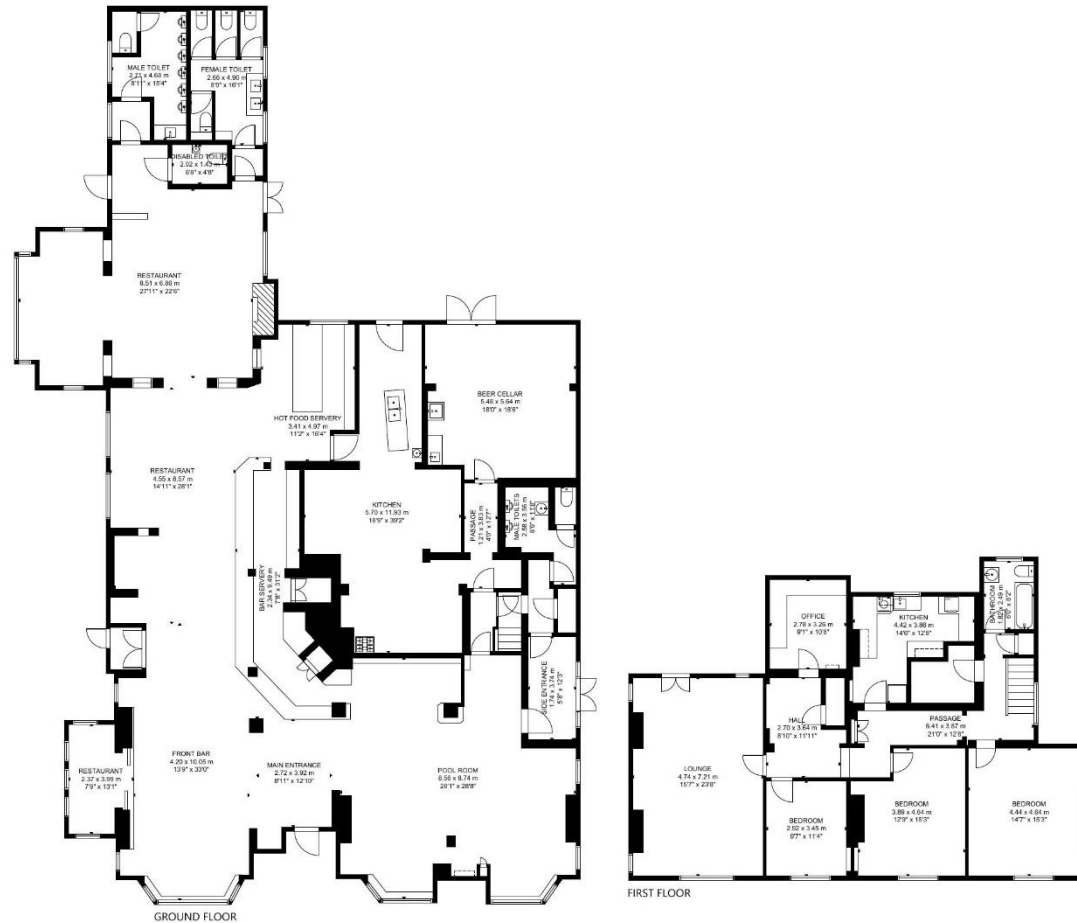
☎ 020 7557 7844

[london@jamesabaker.co.uk](mailto:london@jamesabaker.co.uk) [www.jamesabaker.co.uk](http://www.jamesabaker.co.uk)

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GROSS INTERNAL AREA  
TOTAL: 573 m<sup>2</sup>/6,170 sq ft  
GROUND FLOOR: 426 m<sup>2</sup>/4,589 sq ft, FIRST FLOOR: 147 m<sup>2</sup>/1,581 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



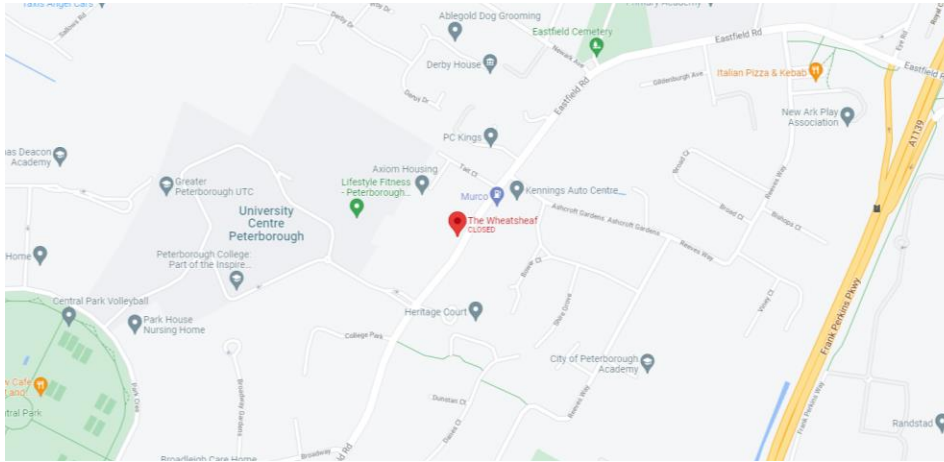
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## Agent Details

For further details please contact



**William Baker BSc (Hons)  
Agency Surveyor,**

**07415716580**



**william@jamesabaker.co.uk**

### Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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