

The Wheatsheaf

Stow Road, Stow-cum-Quy, Cambridgeshire, CB25 9AD



For Sale Freehold Guide Price: £495,000 Plus VAT Sole Selling Agent

- Prominent position within the affluent village of Stow-cum-Quy fronting Stow Road and in close proximity to Cambridge
- Excellent commuter and travel facilities with easy access onto the A14 with direct links to Cambridge and Bury St Edmunds
- Open plan bar and restaurant areas for c.100 covers
- Benefits from a good-sized trade garden
- Large car park for 30 vehicles including two disabled bays
- Sits on a good-sized plot of 0.495 of an acre

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Location

Stow-cum-Quy is an affluent village in Cambridgeshire which is located 5.3 miles east of Cambridge and has a population of circa 544 residents. The village benefits from good commuter travel facilities with easy access to the A14 with direct links via bus to Cambridge in under 22 minutes and Cambridge International Airport is located 3.9 miles away.

The Wheatsheaf occupies a prominent roadside position within the village situated on Stow Road and is surrounded by predominantly residential dwellings.

Accommodation

The Wheatsheaf is a two storey detached property of brick construction underneath a pitched tiled roof with various extensions to the side and rear. The ground floor trading area is styled traditionally throughout and comprises an open plan restaurant area for circa 100 covers with a main bar area for an extra 5 covers. Ancillary trade areas include customer W/C's including disabled, large catering kitchen and a basement (located externally towards the rear).

The private accommodation is situated on the first floor and comprises; two double bedrooms, living room, family bathroom and two storage rooms.

Externally there is a good-sized beer garden to the front of the property for circa 24 covers, a further trade garden to the side of the property for circa 20 covers and towards the rear of the property is a dry cool beer store and additional storage. The property benefits from a large car park for 30 vehicles including two disabled.

The pub has a Gross External Area ground floor footprint of c. 3,050 square feet and sits on a plot of 0.495 of an acre.

The Wheatsheaf offers considerable scope for local and regional pub operators and restaurateurs. 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.

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General Information

Rating

The current Rateable Value is assessed at £24,600.

Licences

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

Services

The property has an LPG tank located on the car park.

Trading

The premises has been closed for trading in the last few years and therefore requires investment.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will not include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

The property has an EPC rating of C.

VAT

VAT will be applicable on the sale of this property.

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Agent Details

For further details please contact



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