

FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE
BROUGHTON, CAMBRIDGESHIRE

PRICE £425,000

(SUBJECT TO EXISTING LEASE)



- 18th Century character pub and restaurant in countryside location
- Near Huntingdon and close to St Ives, Warboys and Ramsey in Cambridgeshire
- Independent family run business
- Benefits from extensive grounds
- Rent £30,000 per annum exclusive with next open market review September 2015

THE CROWN INN RESTAURANT, BRIDGE ROAD,
BROUGHTON, HUNTINGDON, CAMBS, PE28 3AY



Location

The Crown Inn is located opposite All Saints Church in the heart of the village, approximately 1.5 miles west of the A141 providing access to Huntingdon (5 miles) and the A14 and A1 (M) providing easy access to Cambridge and Peterborough. The immediate catchment area also includes Warboys (2.5 miles) and Ramsey and St Ives both (5 miles). For Google Streetview [click here](#)

The Property

With origins believed to date from the 18th Century, The Crown is a Grade II Listed two storey detached property of brick construction under a pitched tiled roof. The property was extended in 2000/01 in order to increase trading and ancillary areas.

Internal Description

Open plan bar (20 covers) with restaurant (36). Note that Planning permission was granted to extend the restaurant over the patio area (1100820FUL, 1100822LBS expired August 2014).

Ancillary accommodation comprises customer WCs trade kitchen to rear of bar servery and upland beer cellar. Private accommodation situated at first floor comprises two double bedrooms, lounge and bathroom.

External Areas

Patio to rear of restaurant with picnic tables (50) Extensive beer garden to the rear and side provides further seating. Additional outbuilding accommodate fridge/freezer store, garden store and shower room. Large gravel car park (20 cars).

The Business

The Crown has been sympathetically extended and extensively refurbished. The business trades as a successful food orientated pub and restaurant. The business also can accommodate wedding receptions on the large garden to the rear. 12 month net turnover for 2013 was approximately £327,000. Please visit www.thecrowninrestaurant.co.uk .

Licensing

There is a premises licence in place that permits the sale of alcohol

Fixtures & Fittings

The majority of the fixtures and fittings are owned by the freeholder and leased to the tenant and included as part of the sale.

Tenure

Freehold subject to an occupational lease. There is an overage provision of 100% on non-pub related development for 10 years from April 2008. This has little impact given the freehold is subject to an occupational lease expiring September 2020. The premises are let on a 10 year lease from 13 September 2010 at a rent of £30,000 per annum with the next open market review in September 2015. Rent is payable monthly in advance. The lease is inside of the security provided by the Landlord & Tenant Act 1954.

Price

£425,000 which represents a net initial yield of 6.67% assuming purchaser's costs of 5.8%.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Interested parties should make their own enquiries in respect of planning status. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance. Business is unaffected.

Viewing

Via sole agents Davis Coffey Lyons. Please contact:

Paul Tallentyre

T 020 7299 0740

E ptallentyre@daviscofferlyons.co.uk



Energy Performance Certificate

Non-Domestic Building



Crown Inn
 Bridge Road
 Broughton
 HUNTINGDON
 PE28 3AY

Certificate Reference Number:
 9414-3017-0406-0700-9091

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

113 This is how energy efficient the building is.

Technical information

Main heating fuel: Oil
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 206
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 133.88

Benchmarks

Buildings similar to this one could have ratings as follows:
50 If newly built
66 If typical of the existing stock

