



Herne Road, Ramsey St. Marys, Huntingdon, Cambs, PE26 2TB

Public House - Village Location - 2 Separate Restaurant Areas - 2 Bars - 2 Bar Lounges - Games Room - Function Room - 2 Commercial Kitchens - Office/ Bedroom - Parking - Garden Areas To The Side & Rear - Call To View (01354 696700)

**£2,400 pcm**



Ground Floor

Double glazed window to side and bar, door cellar, door to bottle store and door to:

Entrance  
Double glazed entrance door and window to front, doors to Gents WC and Ladies WC and doors to:

Restaurant Area 2

10.94m (35'11") x 7.90m (25'11")  
Double glazed windows to side to rear, double door, door to the Rear porch and Disabled WC

Bar Lounge Area 1

5.45m (17'11") x 5.22m (17'2")  
Three double glazed windows to front, wood burning stove and bar.

Commercial Kitchen

Bar Lounge Area 2

4.20m (13'9") x 3.70m (12'2")  
Two double glazed windows to front.

5.80m (19') x 3.80m (12'6")

4 Store Rooms

Utility

Games Room

Staff WC

5.47m (17'11") x 4.30m (14'1")  
Double glazed window to side, built in storage cupboard, door to side and door Gents WC.

First Floor  
Double doors to the rear lead to a stairs to the first floor and door to:

Restaurant Area 1

Function Room

5.70m (18'8") x 4.60m (15'1")

14.9m (48'11") x 8.0m (26'3")

Double glazed windows to rear, dance floor, bar area, Gents and Ladies WC, Store and door to:

Commercial Kitchen

4.80m (15'9") x 4.70m (15'5")  
Double glazed window to side and door to:

Hallway  
Radiator, Airing cupboard, door to bathroom and door to:

Office/ Bedroom (unmeasured) with double glazed window to front, door.

Outside  
Customer parking area to the front and additional parking to the rear, garden areas to the side and rear of the property.

EPC RATING - C



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

