



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)

£1600 pcm



Ground Floor

Entrance

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

Bar Lounge Area 1

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

Bar Lounge Area 2

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

Games Room

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.

Restaurant Area 1

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

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

Commercial Kitchen

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

4 Store Rooms

Utility

Staff WC

First Floor

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

Function Room

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.

