

# TO LET | FOR SALE



**The Old Mill Pub, Clifton Road, Newton Blossomville,  
Bedford, MK43 8AN**

**3,523 SqFt (322.30 SqM)**

**£30,000 Per Annum Exclusive**

**£600,000 Exclusive**

- Traditional Community Pub Use Only
- Established Public House with Letting Rooms
- Extensive Kitchen with Dumb Waiter
- Popular Village Location
- Versatile Accommodation Plus Additional Outbuildings



## Location

The premises are located on Clifton Road in the popular village of Newton Blossomville.

The village is centrally positioned approximately 8 miles from Bedford to the east, 11 miles from Milton Keynes to the south and approximately 15 miles from Northampton to the west. Junction 14 of the M1 motorway is approximately 6 miles away and the historic market town of Olney is a short drive from the village.

## Description

To be ran as a traditional community pub only. Substantial semi-detached public house with outbuildings, letting rooms, residential accommodation and garden.

Located in the centre of Newton Blossomville the property benefits from original features, exposed beams, log burner and recently replaced wood effect UPVc double glazed windows.

The versatile layout provides space for approximately 40 covers on the ground floor, extensively equipped commercial kitchen, 5 ensuite letting rooms, additional residential accommodation and separate function room.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent as a community pub only of £30,000 per annum exclusive. Or on a freehold basis at a sale of £600,000 exclusive.

## VAT

Intending occupiers/purchaser should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value – £TBA

Interested parties are advised to contact the relevant Local Authority.

## EPC

C-63

## Accommodation

The ground floor comprises of a central bar with three main dining/seating areas and access to WC facilities and the basement.

The first floor provides two ensuite letting rooms, additional residential accommodation and commercial kitchen with a dumb waiter.

There are a further three ensuite letting rooms to the third floor and outbuildings provide space for function or private hire, storage and a utility room.

The garden is partly laid to lawn with block paving and gravel courtyard and provides an additional storage shed.

The property can come fully furnished and offers an excellent business opportunity with multiple potential income streams.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Basement	15.76	169
Ground Floor	91.65	987
First Floor	98.24	1,057
Second Floor	54.09	582
Outbuildings	67.56	726
<b>Total</b>	<b>327.30</b>	<b>3,523</b>

Areas quoted are approximate and should not be held as 100% accurate.



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## Viewings

For viewings and further information please contact:

### **Nathan George**

01234 905034

[nathan.georgekirkbydiamond.co.uk](mailto:nathan.georgekirkbydiamond.co.uk)

### **Chandan Teji**

01234 905132

[chandan.teji@kirkbydiamond.co.uk](mailto:chandan.teji@kirkbydiamond.co.uk)







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