



The Feathers

To Let

Rental offers invited in the region of **£28,000 pax**

The Feathers, 38 Peterborough Road, Castor, Peterborough, PE5 7AL

AT A GLANCE

- New Free of Tie lease available
- Character Public House with kitchen facilities
- Fantastic outside trade area including terrace and patio (80 covers)
- Renovated throughout by Private landlord
- Open plan ground floor trade area c 50 covers
- Comfortable 2 bedroom flat above

Viewing And Further Information

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PROPERTY

The Feathers has been completely refurbished and is presented in excellent condition ready for fitting out by a new tenant.

The detached stone built property provides a largely open plan trade area with central wooden bar servery with space for circa 50 internal covers in total. The property provides a front bar area with side snug, followed by a rear dining area with access to the commercial kitchen.

The property has been fully restored with the benefit of new commercial grade oak flooring, log burner, male, female & accessible WC's.

To the rear is a large ground floor cellar, wash up area and commercial trade kitchen with extraction and stainless steel shelving, plus under stair storage areas.

The 1st floor provides a comfortable private accommodation with 2 bedrooms, newly fitted bathroom, kitchen and lounge. Again, completely renovated with new domestic kitchen and carpets throughout.

Externally, the property provides expansive external areas including a substantial West facing terrace (c. 40 covers), a further block paved area with a renovated covered Pergola, providing a further 40 covers.

To the rear is a secure area for bins, deliveries and empty barrel storage.

PLANNING

The local authority is [Peterborough City Council](#). We are advised that the building is Grade II Listed.

MEASUREMENTS

The area of the site measures 0.11 acres. The ground floor area (GEA) of the public house extends to 248m² (2,665ft²). Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The property has been recently renovated and refurbished throughout to a high standard, ready for fitting out by a new tenant.



THE BUSINESS

The business is currently closed but historic accounts show turnover in the region of £300,000, net of VAT, without any meaningful food offer.

The Feathers represents a fabulous opportunity for an experienced operator to quickly build back the business in an improved renovated building.

RATES & CHARGES

The current rateable value of the business is £7,500 (1 April 2023 to present). The property benefits from Full Rural Rate Relief.

TENURE

New free of tie lease available. Offers sought in the region of £28,000 per annum for the benefit of a new 12-15 year FRI lease subject to 3 yearly index based rent reviews.

Experienced operators are sought to trade the property as a public house (not a restaurant) serving the local community and beyond. References will be sought.

PREMIUM

Premium offers invited.



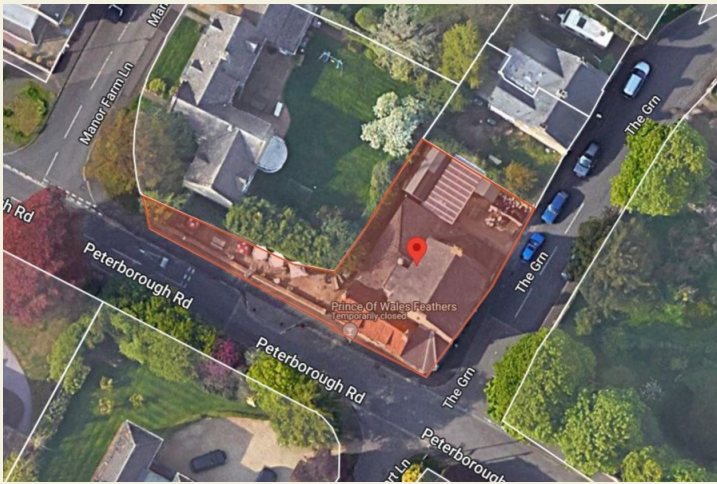


LOCATION

Castor & Ailsworth has a population of 2,100 and is a highly desirable place to live surrounded by beautiful countryside. Only 4.5 miles west of Peterborough city centre (population 215,000 ONS).

It's an area that's rich in history, north of the River Nene valley, a quintessential English village. With road and rail links direct to London, Castor is an ideal location for commuters and easily accessible for customers.

The Feathers is located on a prominent corner site in the heart of the village and is the preferred base for the Castor and Ailsworth Cricket Club, the ground is just down the lane opposite (Port Lane) and is on the Green Wheel Cycle Route and a favourite lunch time stop off for the many local walking groups



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