



Bulls Head

Freehold

Offers in Excess of **£350,000** (plus VAT)

Bulls Head, 96 Cambridge Street, St Neots, Cambridgeshire, PE19 1PJ

AT A GLANCE

- Freehold available with the benefit of vacant possession
- Existing commercial trade kitchen capable of extending
- Popular sports and music venue
- Generous 3 bedroom private accommodation
- Patio, grassed rear area to include covered smoking shelter
- Flexible and modern open plan bar and lounge seating area
- Well maintained throughout

Viewing And Further Information

Tom Nichols

☎ 01223 370 055

📱 07715 054959

✉ tom@everardcole.co.uk





PROPERTY

The Bulls Head is predominantly a two-storey detached brick-built property with a slate roof.

The internal trade area is largely open plan in nature and is presented in good order throughout having been subject to refurbishment in recent years. A mixture of fixed & loose seating caters to c. 45 covers but this could be increased with more loose seating and the removal of the pool table. To the rear of the pub is a large enclosed trade patio and garden, together with smoking shelter/open sided events barn. This area comfortably caters to a further c. 40+ covers.

Supporting these areas is a large ground floor cellar, service yard, accessible, male & female WC's, plus a relatively small commercial trade kitchen capable of extending.

The generous private accommodation is all situated at first-floor level and consists of three bedrooms (two single & one double), lounge and bathroom.

There is ample on-street spaces available within immediate walking distance. There is a right of access for deliveries to the rear of the pub via Shortsands Yard.

PLANNING

The property is not listed but does fall within a Conservation Area. Prospective purchases are advised to contact the local authority [Huntingdonshire District Council](#).

UTILITIES

The main heating fuel is Natural Gas. Building emission rate (kgCO₂/m² per year) 117.21

MEASUREMENTS

The area of the site is 0.1 acres (502m²) and the ground floor footprint (GEA) of the public house extends to 203m² (2,185ft²). Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as beer raising equipment.

RATES & CHARGES

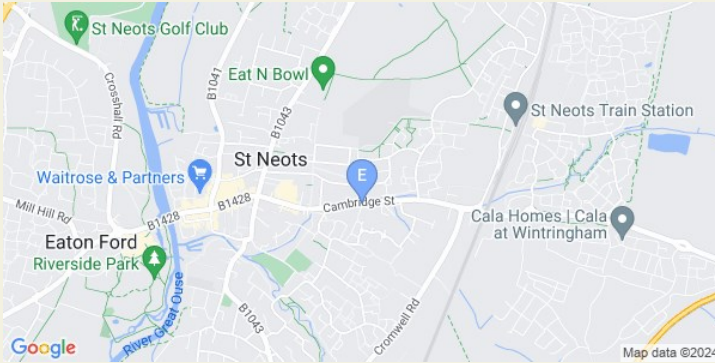
Rateable Value - £8,700 (1 April 2023 to present) Previous rates were £13,500.

Council Tax: Band A. £1,489.42

TENURE

Freehold offers in Excess of £350,000, excluding VAT, are sought with vacant possession, etc.





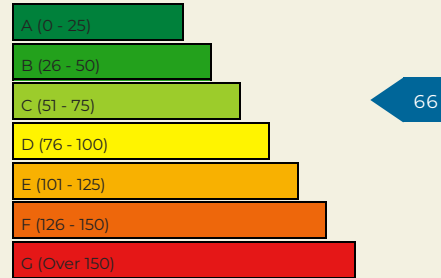
LOCATION

St Neots is a town in west Cambridgeshire next to the Bedfordshire border. It lies on the banks of the River Great Ouse in the Huntingdonshire District, c. 15 miles west of Cambridge. It is one of the largest towns in Cambridgeshire with the 2021 census recording in excess of 33,000 residents.

The Bulls Head is positioned to the east of the town centre on Cambridge Street, approximately 0.6 miles from the river in a largely residential area.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 370055

Nottingham
0115 8246442

Leeds
0113 4508558

Manchester
0161 8204826

info@everardcole.co.uk
www.everardcole.co.uk



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.