



King William IV

Leasehold

Premium Offers in Excess of **£50,000** (plus VAT)

King William IV, 43 Chishill Road, Heydon, Cambridgeshire, SG8 8PN

AT A GLANCE

- Stunning affluent village location
- Substantial trade areas- c.125 covers
- Excellent opportunity to increase food trade
- 2 bedroom manager's flat
- 'Free of tie' lease for sale
- 4 self-contained letting rooms
- Large outside trade gardens
- 4 Bedroom private accommodation
- Dedicated rear car park c50 cars

Viewing And Further Information

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PROPERTY

The King Williams IV is originally a c.17th detached character property which has been extended to the rear and maintained to a high standard throughout.

The internal trading areas comprise an open plan restaurant, bar and snug area, sectioned off with character beams and exposed timbers. In total it caters to c.125 covers and incorporates large open fire with seating area and numerous period features, including feature bar servery.

It is ably supported by a large, very well-equipped commercial kitchen and adjoining prep space. In addition there are staff, ladies and gents WCs along with an ample ground floor cellar.

The private accommodation, situated at 1st floor level consists of: 4 double bedrooms (1 ensuite), 2 singles, laundry room and bathroom. In addition there is a manager's/owner's flat with 2 bedrooms, kitchen, lounge, shower room and roof terrace/garden. Both are well presented throughout.

In addition there is a recently converted stable block which now provides 4 self contained letting rooms. The 4th of these is a large family suite including a sofa bed. The garage blocks is utilised as a dry store and in part with further refrigerators/freezers.

Externally, there is a very large rear car park (c 50 cars) and grassed overspill area along with front and rear trade gardens, laid mainly to lawn and with bench seating c 60 covers in total.

PLANNING

We are advised that the property is not Listed but is situated within a Conservation Area.

Prospective purchasers are advised to make their own enquiries to South Cambs DC at www.scams.gov.uk or by telephone on 03450 450 500.

MEASUREMENTS

The total site area is 0.78 acres. The ground floor footprint is 3,307 ft² (307 m²) excluding the accommodation block which is an additional 1,123 ft² (105 m²).

*All measurements are approximate and taken from digital mapping.



THE BUSINESS

The immaculately presented business is a fantastic opportunity to build a destination food led business with letting rooms. No trade is provided or warranted.

RATES & CHARGES

Rateable value of £58,500 as of 1st April 2023.

TENURE

The property is held on a lease, dated 9th July 2021 for a term up to and including 1st October 2030, on a 'free of tie' basis at a rent of £52,000 pax. The lease has Landlord & Tenant protection and can be renewed.

PREMIUM

Premium offers are sought in excess of £50,000 to include the remaining lease, IP and tenant owned inventory. Stock would be payable in addition.

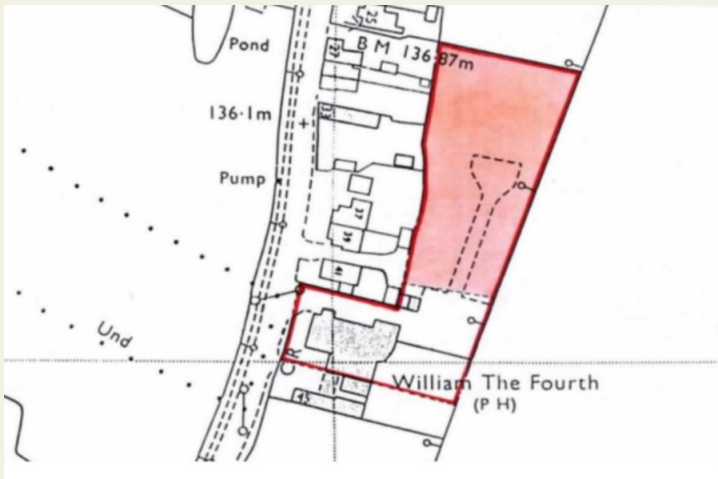




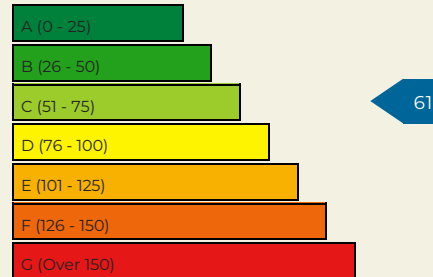
LOCATION

The King William IV is a unique pub located in the beautiful village of Heydon, which lies south of Cambridge, between Royston and Saffron Walden. Situated on the edge of the Essex, Cambridgeshire and Hertfordshire borders, easily accessible from the A505, within easy reach of junction 10 of the M11 motorway.

The market town of Royston lies approximately 7 miles west. Cambridge lies approximately 13 miles to the north. The Imperial War Museum, Duxford, and numerous science parks are located close by.



EPC



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