



# Rose & Crown

## To Let

Rental Offers Invited in the region of **£60,000 pax**

Rose & Crown, 2 Wisbech Road, Thorney, Peterborough, PE6 0SB

### AT A GLANCE

- Unique turnkey fully invested and fitted opportunity
- Imposing two-storey detached brick building
- 8 ensuite letting rooms above
- 75+ internal covers / 60+ external covers
- Separate s/c 3 bed cottage
- Significant financial investment in the renovation of the entire property
- 3 separate trade areas:- Bar, PDR & Restaurant
- South-facing external terrace
- Dedicated parking
- New 'Free of Tie' lease available

### Viewing And Further Information

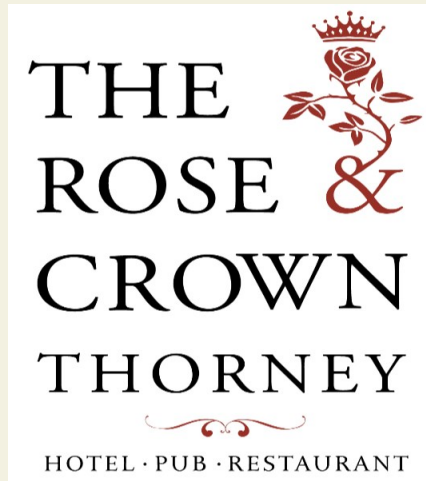
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## PROPERTY

The Rose & Crown is a detached 2-storey brick building under a pitched tiled roof with single-storey side and rear extensions. The building is undergoing comprehensive renovation by a private landlord.

The internal area, once renovated, will comprise 3 principle trade areas, including a Main Bar (30/35 covers) accessed via central lobby. To the right hand side will be a dedicated Restaurant (c 35 covers). To the left-hand side will be a private dining room, The Commissionaires' Room (12-15 covers) with feature bay window.

Serving these areas will be a commercial trade kitchen, ground floor & basement cellar with access to the rear service yard, staff changing area, cold store and comms rooms.

The upper parts will provide 8 new ensuite letting bedrooms, mainly with shower rooms, but with 2 larger suites with bathrooms, The Duke & Duchess Suites.

Externally there is a dedicated parking area to the front and side for c 17 spaces, with several EV charging points. To the west side and front of the hotel there will be an external partially covered terrace and external trade area (60 covers), plus a rear fenced service yard and smoking area.

In addition there is a self contained cottage to the rear (3 bedrooms, kitchen, lounge & bathroom), which will be made available as domestic accommodation for owner operator or staff.

## PLANNING

The property is not listed but does fall within the Thorney Conservation Area. The Local Authority is [Peterborough City Council](#).

## MEASUREMENTS

Total site extends to 0.372 acres. The ground floor footprint extends to 398 m<sup>2</sup> (4,284 sq ft), excluding the separate cottage.

Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

The property will be renovated throughout, with the help of specialist designers. This will extend to comprehensive trade inventory, providing a unique fully invested business opportunity ready for an experienced incoming operator.

## THE BUSINESS

The pub is now closed during the renovation works which are scheduled to complete around Autumn 2024. Turnover projections for the totally renovated site are in the region of £20,000+ p/w from wet, dry and accommodation sales.

## RATES & CHARGES

The property was removed from the ratings list on the 1st April 2023 and will need to be reassessed on completion of the works.

## TENURE

The scale of the renovation, by the private landlord, provides a rare business opportunity for an experienced operator who shares the vision for the future business, in creating a destination freehouse for the local area and beyond.

A new 'free of tie' lease on standard commercial terms, seeking rental OIRO £60,000 pax, with suitable incentives made available to strong candidates.



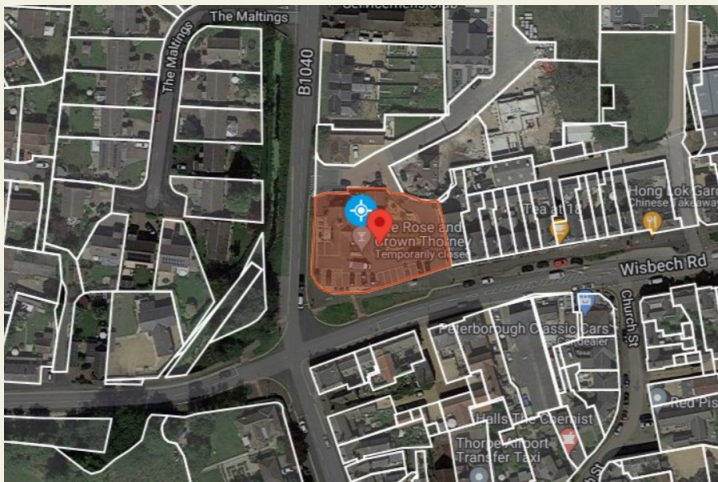


**LOCATION**

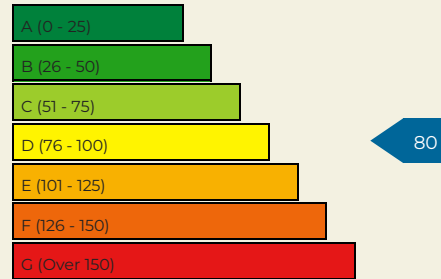
Thorney is an important historic village, with Thorney Abbey established circa 660, latterly adopted as a Benedictine Monastery in 970. The estate was then granted to the 1st Earl of Bedford in 1550 following the Dissolution of the Monasteries.

The area is predominantly residential with numerous commercial occupiers within the nearby City of Peterborough and surrounds, population 216,300 (ONS 2021). The village has the thriving Duke of Bedford Primary School.

Thorney benefits from excellent transport links, via the A47, with the Rose & Crown in a prominent unopposed corner position at the junction of Causeway and Station Road.



**EPC**



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