

01480 213811 | tim.davies@brown-co.com



## **FOR SALE – PUB/RESTAURANT**

The Chequers Inn, St Mary's Street, St Neots, Cambs, PE19 2TA

**PRICE: £460,000**

- Long Established Restaurant/Public House
- Impressive Grade II Listed Building in Edge of Town Position
- Bar/Restaurant with Kitchen/Storage/Toilets at Ground Floor and Living Accommodation Above
- Beer Garden to the Rear
- Ground Floor: Gross Internal Area – 215 sq m (2,315 sq ft) Approx
- First Floor: Gross Internal Area – 62 sq m (670 sq ft) Approx
- Site Area – 0.16 Ha (0.4 Acres) Approx.
- Located in Popular Area of St Neots within a Short Walking Distance of Town Centre



## Location

St Neots is a rapidly expanding town located on the banks of the River Great Ouse with a population of well over 30,000 residents. Adjoining and nearby settlements such as Little Paxton, increase the population figure to c. 40,000 and there is a significant retail catchment beyond the immediate area.

Benefiting from its rail links to London Kings Cross (typical journey time of 45-55 minutes), the town has seen a considerable expansion of its commerce and industry in recent years. It also enjoys excellent road communications with London and the east coast ports, being located at the intersection of the A1 trunk road and the A428/A421 Cambridge - Bedford M1 - Milton Keynes route. The opening of the A14 and A428 dual carriageways have significantly improved accessibility to the Midlands and the North West.

The town has a good range of shopping and leisure facilities with many national multiple retailers represented, including Boots, Waitrose, Fat Face, Marks & Spencer Simply Food and Waterstones. There are a range of interesting smaller retailers and St Neots also benefits from a six-screen cinema (Cineworld) with numerous restaurants.

## The Property

The Chequers Inn comprises a Grade II Listed building which has for many years been utilised as a restaurant and public house. It is located in the popular village of Eynesbury about a quarter of a mile from St Neots High Street. The site area including, car park, beer garden etc is 0.12 ha (0.5 acres) approx.

## Accommodation

At ground floor level, the accommodation comprises bar, restaurant, kitchen, toilets and two decent sized storage areas. At first floor level is living accommodation connected with the restaurant. The gross internal area of the ground floor is calculated to be approximately 215 sq m (2,315 sq ft) including two storerooms. There is approximately 62 sq m (670 sq ft) of living accommodation at first floor level, presently comprising a lounge, two bedrooms, kitchen and bathroom.

## Services

All mains services are available and connected to the premises. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation, use or proposed development.

## Basis of Sale

Unconditional offers are invited

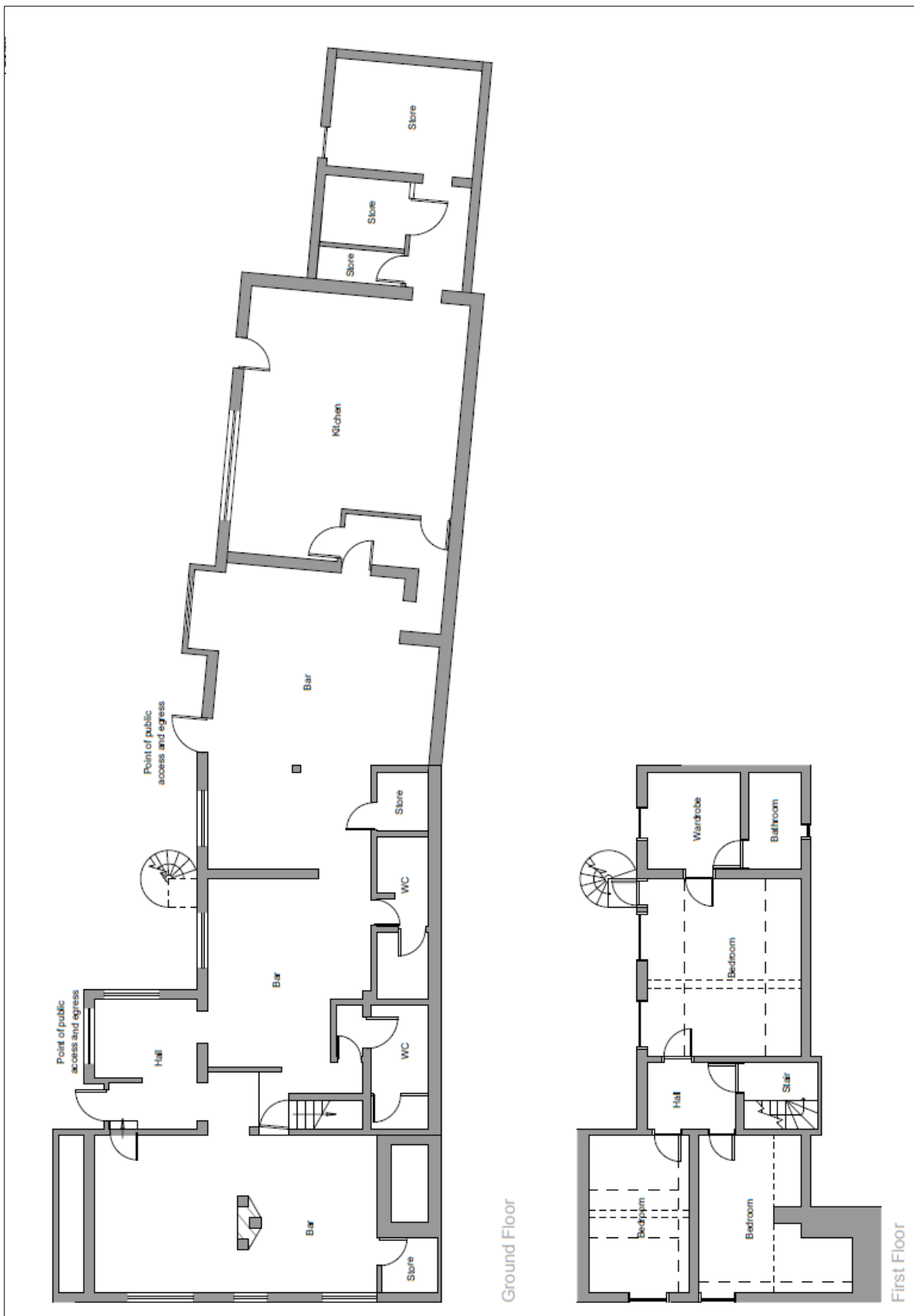
## Viewing

Strictly by appointment through the sole agent:

The Fairways  
Wyboston Lakes  
Great North Road  
Wyboston  
Beds  
MK44 3AL

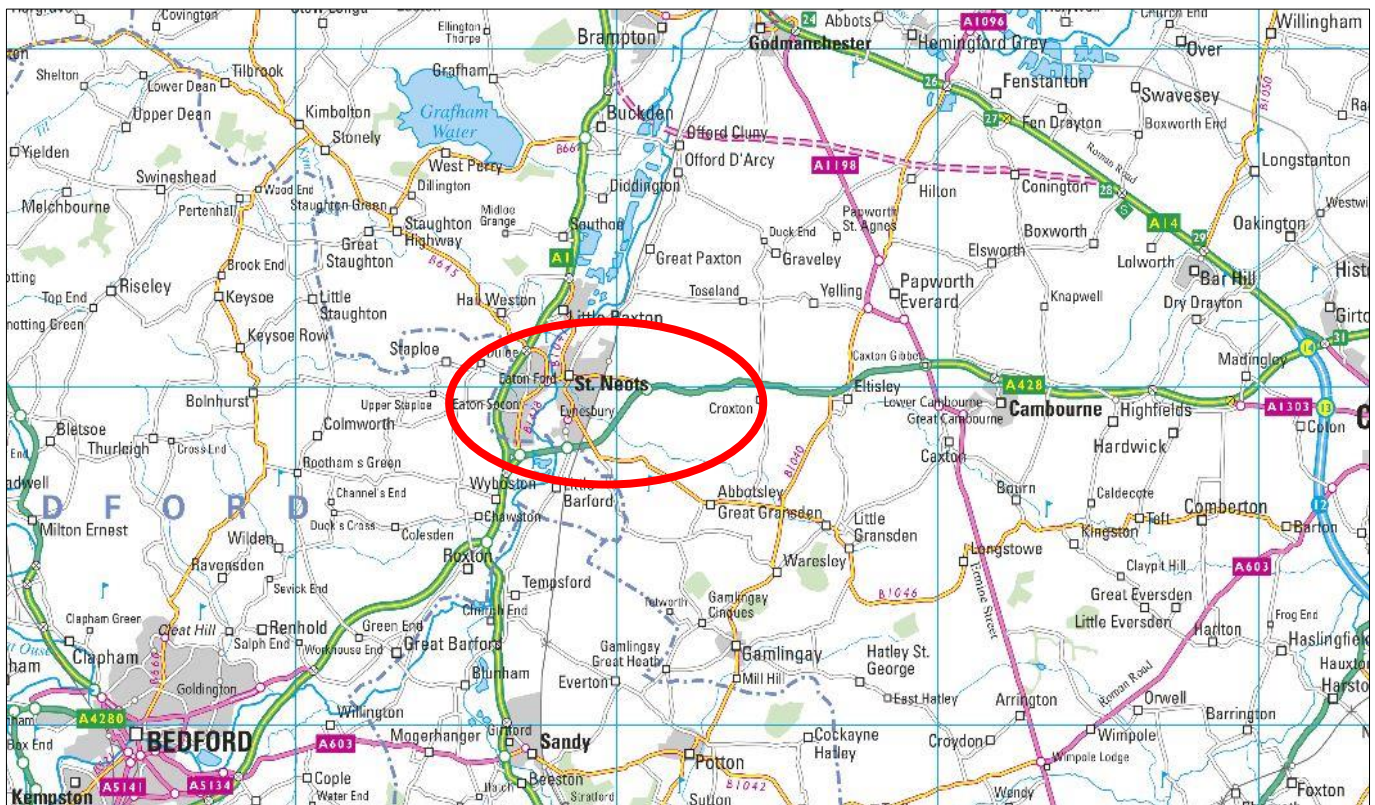
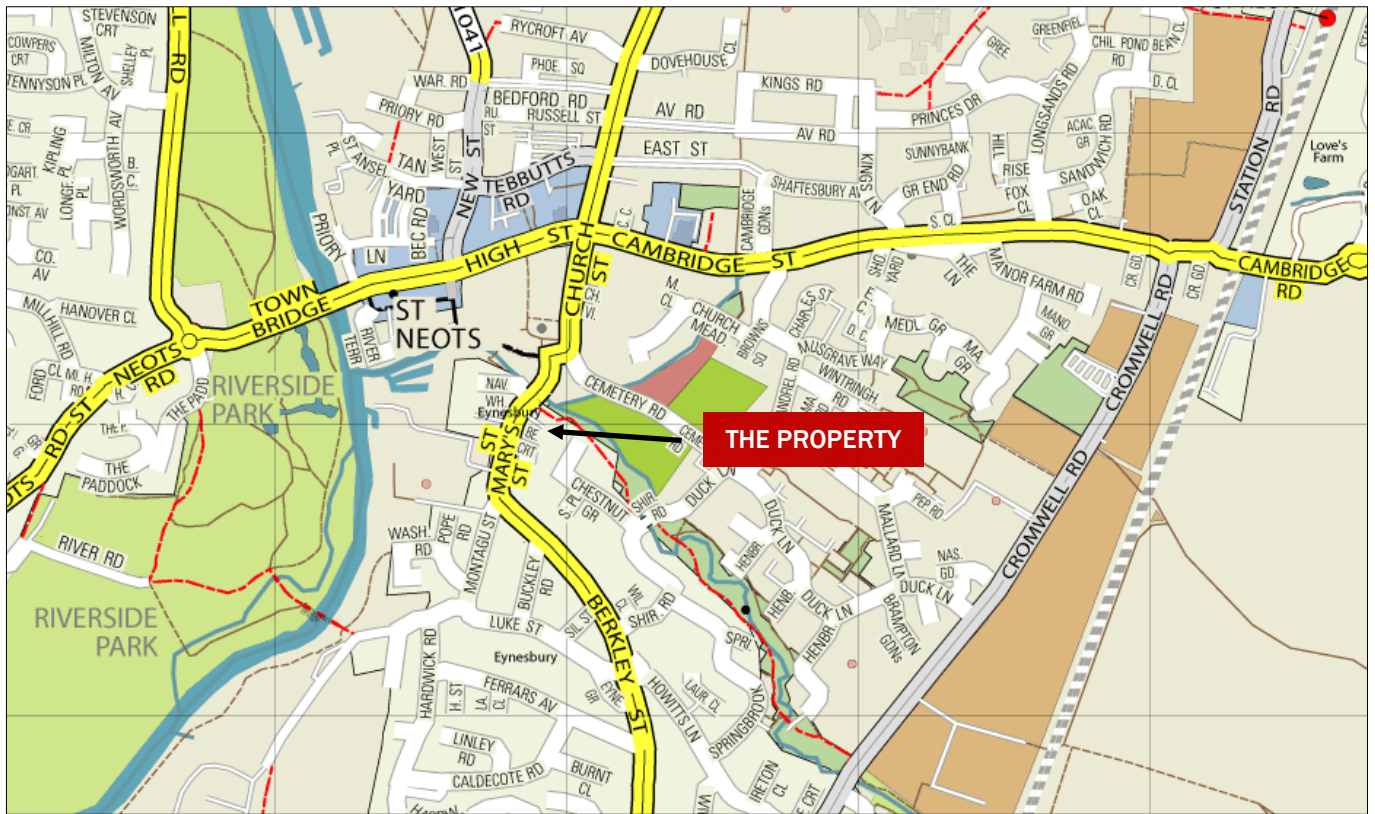
Contact: Tim Davies  
Tel: 01480 213811  
Email: [tim.davies@brown-co.com](mailto:tim.davies@brown-co.com)





Existing Floor Plans





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