

# YE OLDE SUN

11 Huntingdon Street, St. Neots, PE19 1BL



## Key Highlights

- Freehold public house investment
- Entire property let to a private individual
- Current rent of £31,216 per annum
- Lease expires September 2031
- The rent is subject to five yearly open market rent reviews and annual RPI increases subject to a collar of 2% and cap of 4%
- The property is arranged over ground and first floor and extends to 2,226 sq ft
- We are instructed to invite offers in excess of £395,000 (7.59% NIY) which reflects a capital value of £177 psf
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

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## Location

St Neots is a town in the county of Cambridgeshire 13.4 miles (21.5 kilometres) north east of Bedford and 20.3 miles (32.6 kilometres) west of Cambridge. St Neots has a population of 32,217, making it the third largest settlement in Cambridgeshire.

Ye Olde Sun is situated fronting Huntingdon Street in the town centre where operators such as Greene King, Waitrose and Pizza Express are located. The town centre car park is located to the rear of the property.

## Description

The property comprises the ground and first floor of a two storey detached building with painted and timber elevations beneath a pitched roof. There is a small single storey outbuilding in the rear yard.

## Accommodation

**Ground Floor:** The ground floor provides an open plan trading area with small dining room to the rear with a central bar servery and seating on loose tables, chairs and bench seating for 48 customers. Ancillary areas include a trade kitchen and customer WC's.

**First Floor:** The first floor comprises manager's accommodation providing two bedrooms, living room, bathroom, kitchen and office.

**Externally:** There is a patio to the rear with seating on loose tables and chairs for 12 customers. There is also a small single storey outbuilding to the rear yard providing the beer cellar.

## Virtual Tour

<https://vt.ehouse.co.uk/g8DiVbZ2kzW%20>

## Tenure

The property is held freehold (Title Number P184894).



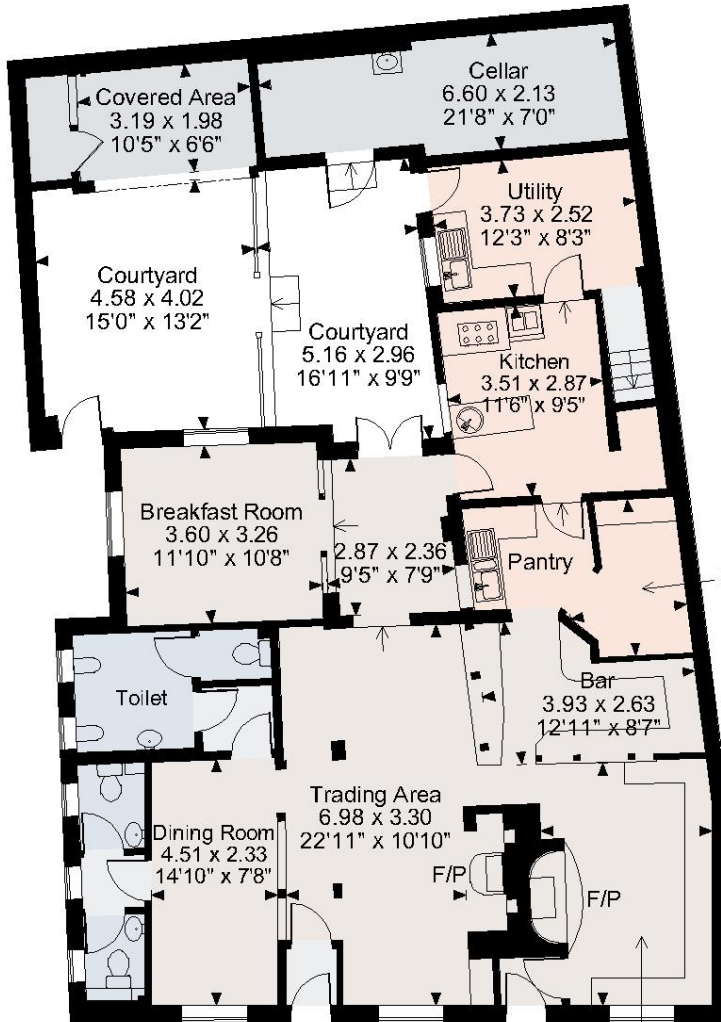
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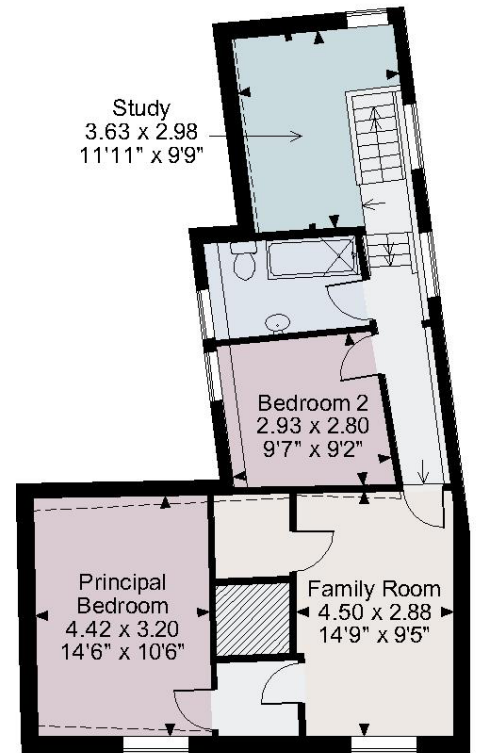
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**11, Huntingdon Street, St. Neots**  
**Ground Floor gross internal area = 1,567 sq ft / 146 sq m**  
**First Floor gross internal area = 659 sq ft / 61 sq m**  
**Covered Area external area = 87 sq ft / 8 sq m**  
**Total gross internal area = 2,226 sq ft / 207 sq m**



**Ground Floor**

Sitting Room  
4.45 x 3.15  
14'7" x 10'4"



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Approximate Floor Areas

The property has the following approximate gross internal areas:

LEVEL	SQ FT	SQ M
Ground	1,567	146
First	659	61
<b>Total</b>	<b>2,226</b>	<b>207</b>

## Tenancy

The entire property is let to a private individual on a 10 year lease from 2 September 2021 at a current rent of £31,216 per annum which is subject to five yearly open market rent reviews and annual RPI increases subject to a collar of 2% and cap of 4%. A rent deposit of £5,398 is held by the landlord.

## Planning

The property is not listed but is situated within in St Neots Conservation Area.

## Data Room

[https://sites.savills.com/tavernportfolio/en/page\\_171176.php](https://sites.savills.com/tavernportfolio/en/page_171176.php)

## VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

## EPC

C-65.

## Fixtures and Fittings

The fixtures and fittings are currently owned by the occupational tenant.

## Terms

We are instructed to invite offers in excess of £395,000 (7.59% NIY) assuming the usual purchasers costs which reflects a capital value of £177 psf.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



## Viewings & Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

## Contact

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