



The Oliver Twist Country Inn

Ref: 1456937

High Road, Guyhirn, Wisbech, Cambridgeshire, PE13 4EA

Freehold: OIEO £750,000

Exceptional Pub with Rooms

Six en-suite letting rooms

Lounge bar and restaurant (c.50)

Four-bedroom owners accommodation

Large customer car park (c.20)

Ebitda April 23-August23 £25k. Energy Rating B & C



Trading as a pub and restaurant, The Oliver Twist Country Inn consistently offers a quality level of service and high standards of food to retain its continuing popularity. The food offering attracts a good level of repeat trade for its sought after menus, which are changed on a regular basis to satisfy demand. The business is well supported by the local community and its reputation has grown steadily. There is therefore tremendous potential for a new operator to immediately benefit from the inn's excellent reputation.

The property has seen extensive refurbishment by our clients however, there is an opportunity to further add more high quality en suite B&B rooms to increase profit. There is also an opportunity for the new owner to extend the current opening hours.

The pub is a great venue for events of all kinds, such as family celebrations, weddings, birthday parties or business meetings for up to 50 delegates.

This is a very attractive property and highly profitable business, which we would recommend is viewed at the earliest opportunity.

Description

The property is a two story detached country inn of brick construction under a tiled roof, with a single storey building attached. The front entrance is via a paved alfresco seating area with wooden bench seating. Internally, there is a restaurant, bar area, extensive commercial kitchen (inventory by request) and storage areas downstairs. The owner's accommodation is accessed via an internal staircase, with two of the letting rooms situated on the first floor.

Located off the car park there is a purpose built block comprising four en suite, single story letting rooms, all furnished to a high standard and each having their own private entrance. The property has seen extensive refurbishment and has been fitted out to an excellent standard throughout. To the rear, there is a private garden with a pond and jacuzzi.

The family run business offers excellent four star accommodation, as well as a renowned restaurant. The inn has been honoured with The English Tourism Council Quality Assurance (Visit Britain) Four Diamond Guest Accommodation award.

Location

The Oliver Twist Country Inn occupies a prominent position in the village of Guyhirn in Cambridgeshire and overlooks the northern bank of the River Nene, at the junction of the A141 and A47, and is close to the historic city of Cambridge and Ely Cathedral. The population is included in the civil parish of Wisbech St Mary, which is a village in the Fenland District of Cambridgeshire, with a population of 3,556 in the 2011 Census.

Approximate distances are two miles west of Wisbech, five miles north of March, 13 miles east of the major city of Peterborough and 76 miles north of London. Guyhirn lies four miles south of the Lincolnshire border.



Fixtures & Fittings

Fixtures and fittings are included within the sale, with the exception of some personal effects.

Internal Details

* Front entrance into lobby with feature fireplace * Bar area & servery with bar stools * Wooden flooring throughout * Large feature windows * Feature fireplace * 50 seater restaurant * Well equipped kitchen, with a commercial trade inventory * Air conditioned cellar * A range of ancillary storage areas * Customer & disabled WCs.



Letting Accommodation

The Oliver Twist Country Inn offers six en suite bedrooms, which are twin, double or disabled rooms. The rooms are well appointed and include television, fan, tea/coffee making facilities, trouser press, hairdryer and an en suite shower room. Rooms on the ground floor additionally include a comfortable settee or easy arm chair and are accessed via the carpark.

External Details

The property occupies an extensive site including the footprint of the property, with a front slabbed trade patio and seating area, car park for approximately 25 cars and a private rear garden, with a small pond and jacuzzi, which are included within the sale.

Owner's Accommodation

Located on the first floor is the self contained and fully refurbished accommodation, which comprises a large open plan living room, fitted kitchen with dining area, tiled bathroom and 4/5 bedrooms.



Staff

Operated by our clients with the assistance of full and part time members of staff - more details on request.

Trading Information

Trading figures for the year ended March 2022, show net sales of £331.855.

Further and more detailed trading information will be made available to interested parties following a formal viewing of the business.

Trading Hours

Monday to Saturday: 5:00 - 9:00pm

Sunday: 12:00 - 6.00 pm



Investment Summary

Further scope to add or extend the en suite bedrooms.

Business Rates

The rateable value effective from 1 April 2023 is £10,100.

Regulatory

Premises Licence.

VAT at the prevailing rate may be charged on 90% of the purchase price where there is living accommodation.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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