



The Kings Head

Ref: 1456950

45 High Street, Wilburton, Ely, Cambridgeshire, CB6 3RA

Freehold: £359,995

Detached pub in affluent village location

Single bar & restaurant (60)

Two-bedroom owner's accommodation

Large trade garden & car park to rear

Retirement sale, sold with vacant possession

Energy Rating E



The Kings Head is located in a prominent village location in Cambridgeshire, comprising a 2 storey brick built detached property under pitched tiled roof with later extensions to the side and rear.

Offering spacious ground floor trade area and two-bedroom owners accommodation on the first floor, The Kings head has a substantial car-park and garden to the rear of the property, offering opportunity to extend (STPP).

Location

Prominently located on the High Street in Wilburton, The Kings Head is the only pub in the village, surrounded by residential accommodation.

Wilburton is a quaint affluent village in Cambridgeshire, approximately six miles south of Ely and 14 miles north of Cambridge town centre via the A10.

Internal Details

The front entrance to The Kings Head is off the main High Street and opens up into a mainly open-plan trade area, with single bar operation, snug area and two restaurant areas totalling circa 60, opening up to a rear terrace and garden.

A versatile space that could accommodate local drinkers, as well as visitors coming for a casual meal or special occasion.

There is a well sized commercial kitchen with additional dry store areas, customer toilets and accessible facilities. The basement cellar is accessed from the main staircase, along with the owners accommodation.

Fixtures & Fittings

We are advised that the majority of the trade fixtures and fittings within the property will be included in the sale, and an inventory will be provided once a deal is agreed.



External Details

The pub sits on an ample plot with its own car park, patio and lawned garden to the rear of the property. This gives an opportunity to any new owner to expand upon the existing accommodation.

Owner's Accommodation

The staircase leading to the owner's accommodation is situated at the front entrance of the building and comprises, lounge, bathroom, kitchen and two double bedrooms. The accommodation is a perfect size for a new operator or manager to live in.

The Opportunity

The current owner ceased trading shortly after COVID-19, with the re-opening costs too high to make it financially viable for them at that time. Previously, The Kings Head was famous for its yearly beer festival and was the local hub for the community, with many private events held on-site for regular customers. The owner is now retired and looking to sell to an enthusiastic operator, who can bring the pub back to its former self.

Trading Hours

The business is currently closed.

Tenure

Freehold with vacant possession.

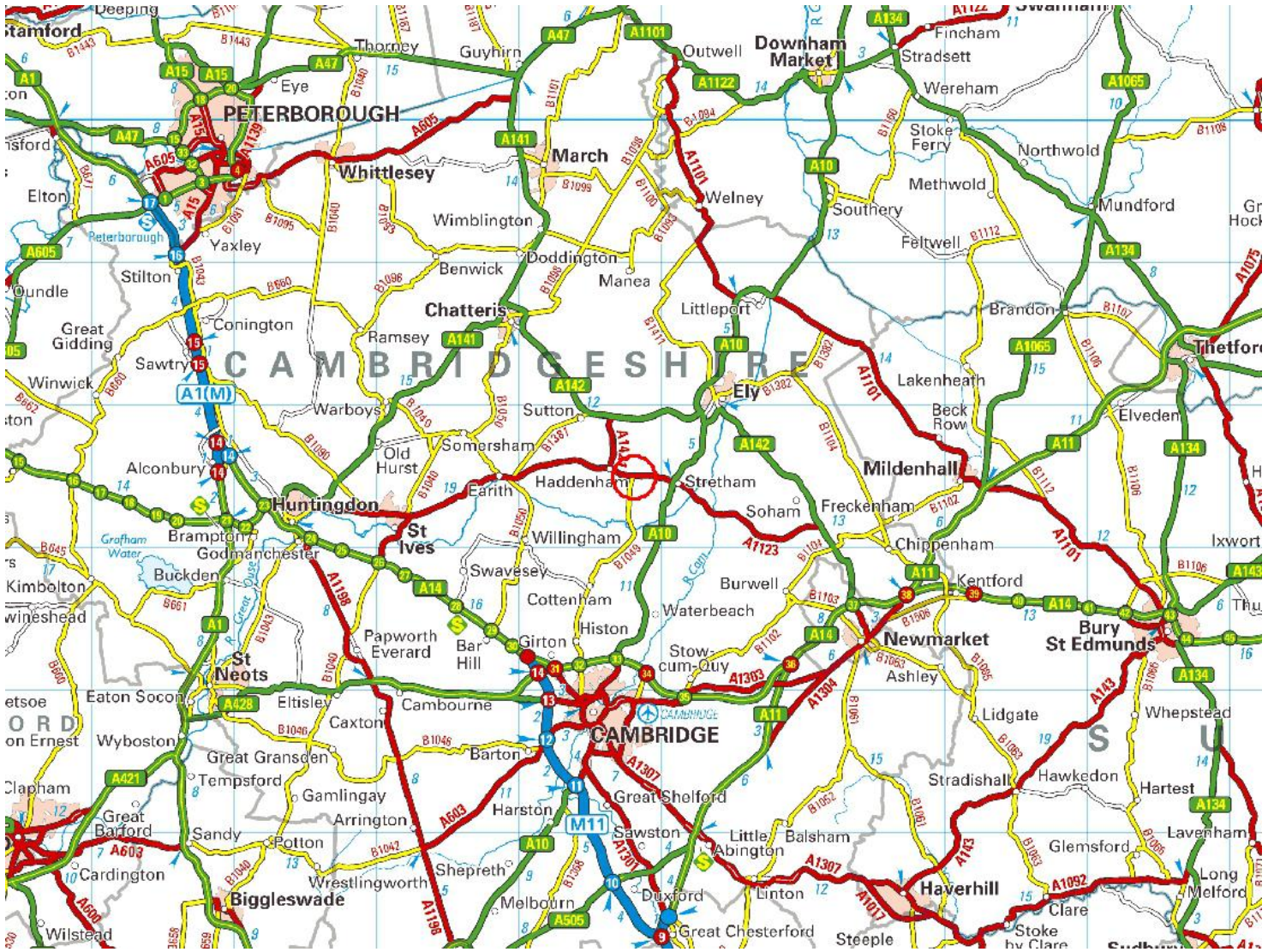
Business Rates

The current rateable value as at 1 April 2023 is £1,500.

Regulatory

Premises licence.





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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