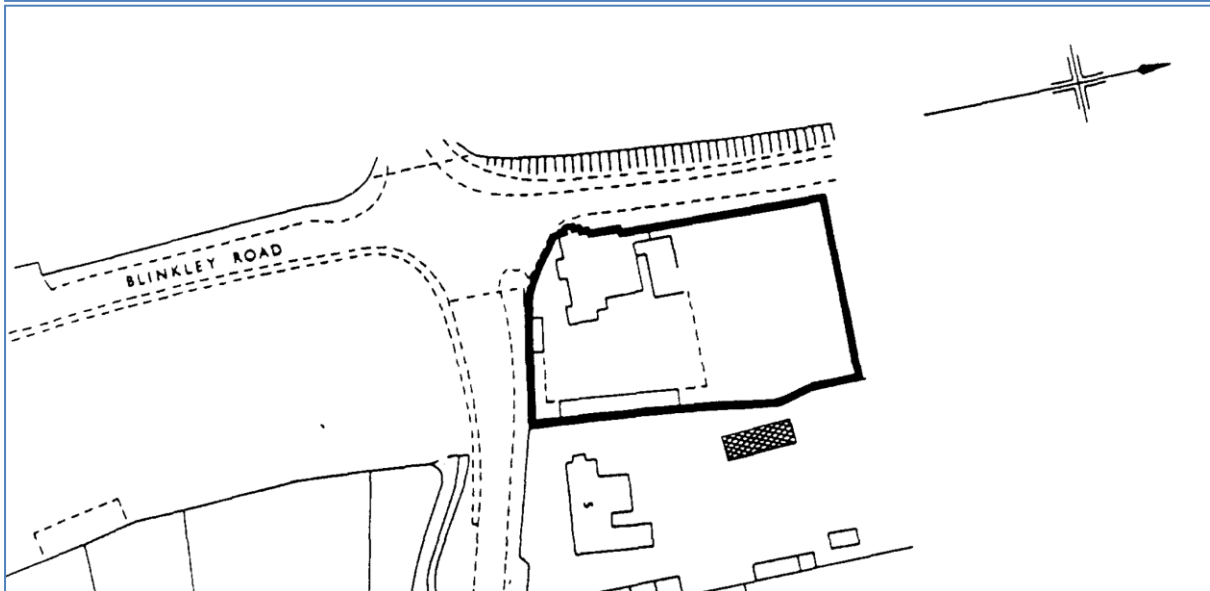


DETACHED CHARACTER FREEHOLD & OUTBUILDINGS

THE KINGS HEAD

50 STATION ROAD, DULLINGHAM, NEWMARKET, CAMBS, CB8 9UJ



- BAR, RESTAURANT, PRIVATE DINING ROOM & FUNCTION ROOM
- TRADE GARDEN, TERRACE, CAR PARK- 100+ COVERS IN TOTAL
- SITE AREA- 0.69ACRES (APPROX)
- GROUND FLOOR FOOTPRINT (INC OUTBUILDINGS) - 430m² / 4,625 sq ft (APPROX)

FREEHOLD FOR SALE - OIEO £425,000 EXC VAT

LOCATION

Dullingham is located some 4 miles south of Newmarket and 10 miles east of Cambridge. The market town of Newmarket, population approximately 15,000, is the home of Britain's largest racehorse training centre and considered to be the home of UK horse racing.

The village benefits from access to both A11 and A14, providing easy access to Cambridge, via the A1304 and A1303.

PROPERTY

The Kings Head is a character 17th Century 2 storey detached property with numerous outbuildings. The main bar is accessed via a central lobby and provides a central wooden bar servery and open plan trade area, with wooden flooring, exposed timbers and 2 open fireplaces, with space for 40 covers as well as WC's.

A private dining area is situated to the side for 12-16 covers. In addition there is a raised restaurant area with a further 30 covers leading directly onto the trade kitchen. The commercial trade kitchen is well fitted and includes prep, wash up and storage areas and walk in chiller. The cellar is located to the basement.

The first floor comprises 3 double bedrooms, living room and bathroom.

Externally there is a tarmac car park for 20 cars, plus a further overflow parking area for additional 20 cars, grassed trade garden and terrace for 40 covers. There are a number of outbuildings including a garage, function room for 40+ covers with separate commercial trade kitchen and WC's, and a separate 2 storey building which has potential for retail, or other commercial purposes to the front of the site.

The area of the site, as measured from digital mapping, is approximately 2,815m² or 0.69 acres and the ground floor footprint of the public house extends to 275m² (2,960 sq ft) with further outbuildings of 155m² (1,670 sq ft).

PLANNING

We are advised that the property is not listed but is situated within a conservation area. Prospective purchasers are advised to make their own enquiries to East Cambridgeshire District Council at www.eastcambs.gov.uk or by telephone on 01353 665555.

RATES

The current 2010 Rateable Value for the public house is £15,500 per annum. The residential element is Band A, with an annual charge of £970.38

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE GUIDE

Freehold offers are invited *in excess* of £425,000 exc VAT, which will be payable at the prevailing rate, offered with vacant possession.

For further information or to arrange a viewing contact Tom Nichols on 07715 054959, or tom@everardcole.co.uk or Chris Rogers on 07900 684488, or chris@everardcole.co.uk

