

RURAL VILLAGE FREEHOLD CLOSE TO CAMBRIDGE

THE CHEQUERS 22 TOWN GREEN ROAD, ORWELL, CAMBRIDGESHIRE, SG8 5QL



- GF BAR, RESTAURANT & GAMES ROOM- 100 + COVERS IN TOTAL
- FRONT & REAR TRADE GARDEN PLUS 30 SPACE CAR PARK
- SITE AREA- 0.33 ACRES (APPROX)
- GROUND FLOOR FOOTPRINT (GEA)- 240m² / 2,585 sq ft (APPROX)
- 3 BED ACCOMMODATION ABOVE

FREEHOLD OFFERS INVITED

LOCATION

The affluent village of Orwell acts as a hub for surrounding villages being located midway between Cambridge, circa 7 miles to the north east, and Royston, 6 miles due south, accessed via the Cambridge Road (A603). The popular National Trust Wimpole Estate is located just over 1 mile to the north east.

The Chequers is located in the centre of the village in a prominent unopposed position.

PROPERTY

The Chequers is a detached 2 storey property, under pitched slate roof, with modern single storey rear extensions.

The ground floor is accessed from a central lobby and also from the side car park, and provides a character front bar area, 40 plus covers, with open fireplaces, exposed timbers and tiled and wooden flooring. A dedicated restaurant is found to the rear for an additional 24 covers along with a separate games room, with pool table and darts board.

Serving this area is a large well equipped commercial trade kitchen, prep/wash up space, ground floor cellar, male, female and disabled WC's.

The first floor, which is accessed via a staircase to the rear of the bar, provides a large living room, domestic kitchen, 2 double bedrooms (1 with en suite shower), 1 single bedroom, bathroom and WC.

Externally the property provides a front grassed area for 5 picnic tables, with an additional grassed trade garden to the rear for an additional 5 picnic tables, along with a 30 space car park and storage areas.

The ground floor footprint of the main pub building, as measured from digital mapping, is approximately 240m² (2,585 sq ft), with a site area of 0.33 acres, or 1,345 m², approximately.

PLANNING

We are advised that the property is Grade II Listed but not situated in Conservation Area. Prospective purchasers are advised to make their own enquiries to South Cambridgeshire District Council at www.scambs.gov.uk, or by telephone on 03450 450 500.

RATES

The current 2011 Rateable Value for the public house is £12,300 per annum. The residential element is Band C with an annual charge of £1,291.10.

LEGAL COSTS

Each party to be responsible for their own legal costs

PRICE GUIDE

Offers are invited for the freehold interest with vacant possession, exc VAT, which will be payable at the prevailing rate. 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

