



# Chestnut Tree

## Freehold

Offers in the Region of **£425,000** (exc VAT, if applicable)

Chestnut Tree, 1 Mill Road, West Wrattling, Cambridgeshire, CB21 5LT

### AT A GLANCE

- Freehold sale with benefit of vacant possession
- Main bar and restaurant dining room (c. 70)
- Delightful, manicured trade garden
- Dedicated off-road parking
- EPC Rating: E (107)
- Charming, immaculate detached Victorian pub
- Beautifully presented private accommodation
- Commercial trade kitchen with extraction
- Private owner's garden and double garage

### Viewing And Further Information

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## PROPERTY

The Chestnut Tree is a handsome building of brick construction under a recently replaced slate roof. The property is predominantly arranged over two storeys and boasts a wealth of attractive period features, such as high ceilings, large bay windows, picture rails and ceiling roses. It is set on a large plot providing excellent scope for extension(s) and/or development (STPP).

An entrance porch opens into the L-shaped main bar, which features Karndean flooring, exposed brick fireplace with wood-burning stove and timber-panelled bar servery catering for c. 40 covers. To the other side of the ground floor is the restaurant dining room, with quarry tiled floor, part-vaulted ceiling, fireplace and bar servery for c. 30 covers. Male and female WCs are accessed via a hallway to the rear, which also leads to the gardens. The back of house areas include a compact trade kitchen replete with commercial extraction, ground floor cellar, store room and laundry room. The layout could be easily reconfigured without extending to create a larger trade kitchen.

The first floor provides comfortable private accommodation including 3-4 bedrooms and a very stylish bathroom with separate shower.

Outside, a good-sized gravel car park provides off-road parking. The delightful trade garden is predominantly laid to lawn, mature and well-planted, with tables providing 60+ covers on the lawn, with a further patio area with pergola adding another 30. Finally, there is an enclosed, deceptively large private owner's garden with access to a detached double garage.

## PLANNING

We are advised the property is not Listed, nor is it situated within a Conservation Area. The relevant local authority is South Cambridgeshire District Council <https://www.scambs.gov.uk/>

The property is registered as an Asset of Community Value. It is expected that the sale will qualify as a moratorium-exempt Transfer of a Going Concern (TOGC).

## MEASUREMENTS

The area of the public house site is 0.4 acres and the ground floor footprint (GEA) extends to 274m<sup>2</sup> (2,954ft<sup>2</sup>). Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

All trade fixtures & fittings are included in the sale, save for a few personal items which will be pointed out upon viewing. The vendor will warrant not to remove any items they own. Stock will be bought in addition, at valuation, on completion.



## THE BUSINESS

The Chestnut Tree has been operated by our clients for 11 the last years. During this time both the business and property have seen significant improvements, with the pub now well-established as a profitable destination freehouse and restaurant. The pub has won a number of Cambridge and District CAMRA awards including the much-coveted overall Pub of the Year in 2013 and again in 2019. More recently, the pub is the reigning Rural Pub of the Year (2023) along with being awarded Rural Community Pub (2022).

The business has achieved net profit consistently in excess of £60,000 during our clients' occupation. Detailed trading profit and loss accounts will be made available to interested parties following viewing the property. The opportunity is being sold as a going concern and staff transfer will therefore be subject to TUPE.

## RATES & CHARGES

We are advised the business should benefit from 100% small business rate relief (based on a Rateable Value of £4,000). Council Tax: £1,692 per annum (Band B)

## TENURE

Offers are sought in the region of £425,000 for the benefit of the freehold interest, trade inventory and goodwill.



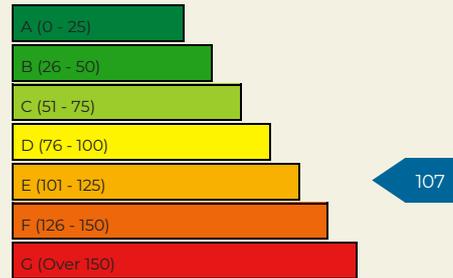


### LOCATION

West Wrating is a quaint and rural commuter village to the southeast of Cambridge with a population approaching 500. The A11 is nearby, with the village also within comfortable driving distance of Newmarket and Haverhill.

The Chestnut Tree is unopposed in the village and occupies a large site, prominently positioned at the point where Mill Road meets the High Street.

### EPC



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