



17TH CENTURY VILLAGE PUB

**The Cabinet
Reed
Royston
Hertfordshire
SG8 8AH**

FOR SALE

Offers in Excess of £495.000



MullucksWells
www.mullucks.co.uk

DISTANCES (All mileages approximate)

A10	1.2 km (10.8 miles)
Royston	5.5 km (3.5 miles)
Buntingford	8.5 km (5.3 miles)
Cambridge	25.9 km (16.1 miles)

DESCRIPTION**Location**

The Village of Reed is ideally located a short distance from the A10 between Royston and Buntingford. This picturesque rural community forms part of an affluent commuter region.

The Cabinet

Available is a substantial Grade II Listed public house, previously operated as a destination dining pub, providing bar and dining space both inside and out with attractive terraces and grounds. The building retains many character features including quarry tile and brick floors, beams and panelling. The main bar is traditionally decorated and has an inglenook fireplace.

Dining facilities are offered in a modern setting as well as within a traditional snug bar; up to approx 66 internal covers. The property benefits from a commercial kitchen with stainless steel appliances and washing-up area.

Staff

The Cabinet offers first floor staff accommodation to include lounge, double bedroom, a further single bedroom and bathroom.

External

An attractive patio with seating fronts Reed High Street, with a large shingle car park to the side for approximately 25 vehicles.

To the rear a barbecue station, paved terrace and extensive lawn area offer external dining opportunities; up to approx 62 covers (rear patio 26, marquee space 36). A small pond with weeping willow over and decking area exist to one side.

An externally accessed upland cellar is located to the right of the property.

A storage building of wooden construction, is situated in one corner of the car park. We understand that conversion of this building to overnight accommodation and extension of the commercial kitchen may be considered favourably, subject to Planning and Listed Building consent. Interested parties should make their own enquiries of North Hertfordshire District Council.

PLANNING

We understand that the premises benefits from a Class A4 Use (Drinking Establishments). All parties are advised to satisfy themselves of this via North Hertfordshire Council.

THE BUSINESS

The business is currently closed.

Fixtures and Fittings

All fixtures and fittings owned in their entirety by our client will be included as part of the sale price (excludes stock at valuation).

LICENCING

A Premises Licence exists; the main licencable activities include: Sale of Retail Alcohol during the hours:

Monday - Thursday	10am - 12 midnight
Friday and Saturday	10am - 1am
Sunday	12 noon - midnight.

Late Night Refreshment during the hours:

Sunday - Thursday	11pm - 12 midnight
Friday and Saturday	11pm - 1am.

We understand that the premises previously benefitted from a Civil Ceremony Licence, which has lapsed.

**BUSINESS RATES**

We understand that the premises are entered into the 2010 Rating List with a Rateable Value of £35,000. The Uniform Business Rate for the year 2011/2012 is 0.433.

Prospective tenants should make their own enquiries with North Hertfordshire District Council - 01462 474000 to verify the current rates payable.

AGENT'S NOTE

The property will be sold subject to a development overage clause for a period of 20 years. 35% of any uplift in value will be payable following consent for change of use or development for residential purposes.

The premises offered for sale freehold is outlined in red on the OS plan. The area hatched blue had previously been used in connection with the premises and held on a tenancy from a third party, this land is not included in the sale.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand that in this instance VAT is payable on the commercial element.

FEATURES

- Affluent Catchment Area
- Modern Restaurant - 52 Covers
- Character Snug Bar - 14 Covers
- Additional 62 Outdoor Covers
- Abundance of Period Features
- Large Shingle Car Park
- Extensive Paved Terrace and Lawn
- Period Bar/Reception with Open Fireplace
- Staff Living Accommodation

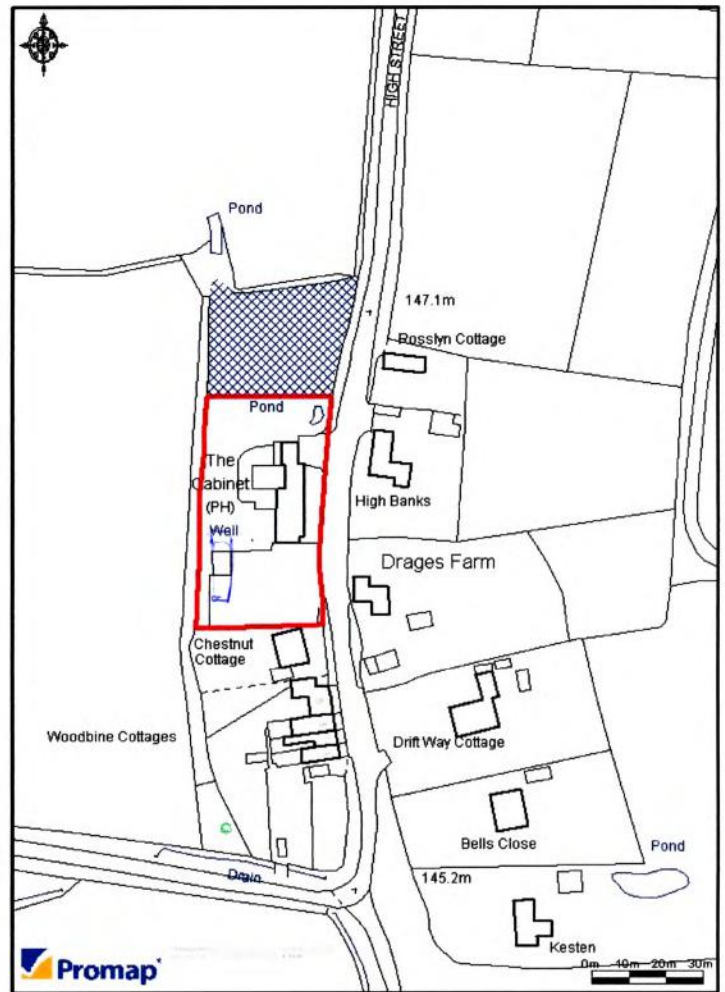
TERMS

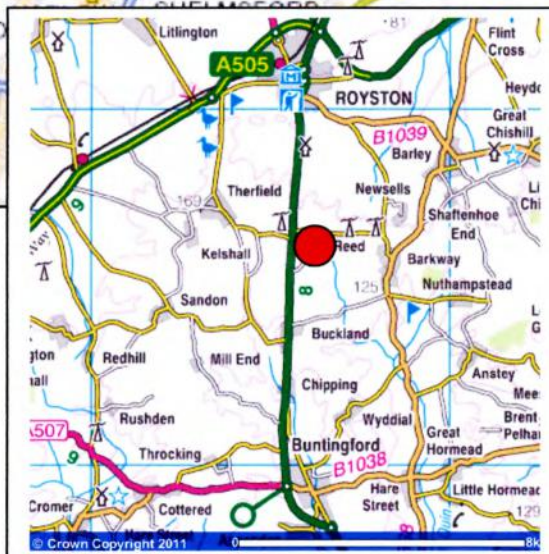
The property is available Freehold.

Offers are sought in excess of £495,000 exclusive of VAT and subject to contract.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.





Viewing Strictly by Appointment
Via joint agent Mullucks Wells on 01279 755 900



01279 755900



Joint Agent: Davis Coffey Lyons

This instruction was taken by JH

COM3053.08.11

Mullucks Wells have offices in Bishop's Stortford, Saffron Walden and Great Dunmow covering a wide area of Essex, Hertfordshire and the Cambs/Suffolk borders. We are also complemented by our London office in Mayfair.

Important Notice: All descriptions, dimensions, reference to condition and necessary permissions for use, occupation and other details are given without responsibility and any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.

OS Licence No 100005829. Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Office. Crown Copyright.



MullucksWells
www.mullucks.co.uk

The Guild House, Water Lane
Bishop's Stortford
Herts CM23 2JZ

t: 01279 755900
f: 01279 757377
e: mullucks@mullucks.co.uk



TO SEE THE COMPLETE SELECTION OF OUR CURRENT PROPERTIES PLEASE VISIT OUR WEBSITE WWW.MULLUCKS.CO.UK