

FREEHOLD PUBLIC HOUSE FOR SALE
DESTINATION VENUE IN PICTURESQUE VILLAGE
REED, NR ROYSTON, HERTFORDSHIRE



THE CABINET, HIGH STREET, REED, NEAR ROYSTON,
HERTFORDSHIRE, SG8 8AH

- Detached freehold public house
- Potential for destination dining pub/restaurant
- Located in picturesque village of Reed
- Attractive grounds & garden area
- Private accommodation included
- Currently closed to trade

FREEHOLD Offers In Excess of £495,000



Location

Situated in the affluent picturesque Hertfordshire village of Reed, located on High Street which is a residential location. Reed is approximately 2 miles from Buckland and approximately 3.5 miles from Royston and positioned within 1/2 mile of the busy A10.

Property

A 17th Century two storey detached property, under a pitch and tiled roof with single storey pitch roof extensions to sides and rear. The property is timber clad and painted white with floral hanging baskets and period wall lights. The property has a Grade 2 Listing. External patio seating to front with traditional picnic benches. Shingle car park to side with space for circa 25 vehicles. Extensive trade garden to side and rear. Water feature under willow tree with bridge and decking. Rear patio seating area with space for circa 26 covers. External bar servery. Storage shed to car park of timber construction.

We understand discussions have taken place on an informal basis with the relevant authorities in respect of development works at the property. The proposed works included an extension to the side of the kitchen area and the development of the storage barn in the car park into overnight suites. We understand the authorities indicated that they may look sympathetically upon such applications, subject to acceptable designs, formal planning and listed building consent. Interested parties should make their own enquiries of the relevant authority.

PUBLIC BAR

A traditional style public bar with quarry tiled floors and part panelled and painted walls. Features include an inglenook fireplace and steps up to carpeted trade area.

SNUG BAR

Features include brick floor and space for approximately 14 covers. This area is often used for private functions.

RESTAURANT

Restaurant to side with part exposed beamed ceiling. Space for circa 52 covers. Marquee area with space for approximately 36 covers. Ladies and gents toilets.

TRADE KITCHEN Quarry tiled flooring and tiled walls. Stainless steel equipment and workbenches. Wash up area.

UPLAND CELLAR Located to the side of the building. Bottle store.

DOMESTIC ACCOMMODATION

Includes lounge, double bedroom, single bedroom, bathroom and a W/C.

The Business

The business is currently closed to trade however previously operated as a destination dining pub and function venue. For historic information on the business please visit the company website: <http://www.thecabinetatreed.co.uk>.

Licensing

The premises used to have a Civil Ceremony Licence which has now lapsed. A Premises Licence prevails, the main licensable activities being:

Sale by Retail of Alcohol : Monday to Thursday 10.00-00.00, Friday to Saturday 10.00-01.00, Sunday 12.00-00.00.

Fixtures & Fittings

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

Residential Development Overage

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.

Tenure

Freehold with vacant possession.

Part of the garden land shaded blue has previously been used in connection with the premises and held on a tenancy from a third party, this land does not form part of the sale.

Price

On behalf of our client we are seeking offers in excess of £495,000 exclusive of VAT and subject to contract. We understand that VAT will be payable in addition on the commercial element.

Planning, Legal Costs, VAT & Possession

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities.

Viewing

Via joint agents Davis Coffey Lyons. Please contact:

Chris Bickle on 020 7299 0706 or email cbickle@daviscofferlyons.co.uk or

Kirstine Watkins of Mullucks Wells on 01297 755 900 email kwatkins@mullucks.co.uk

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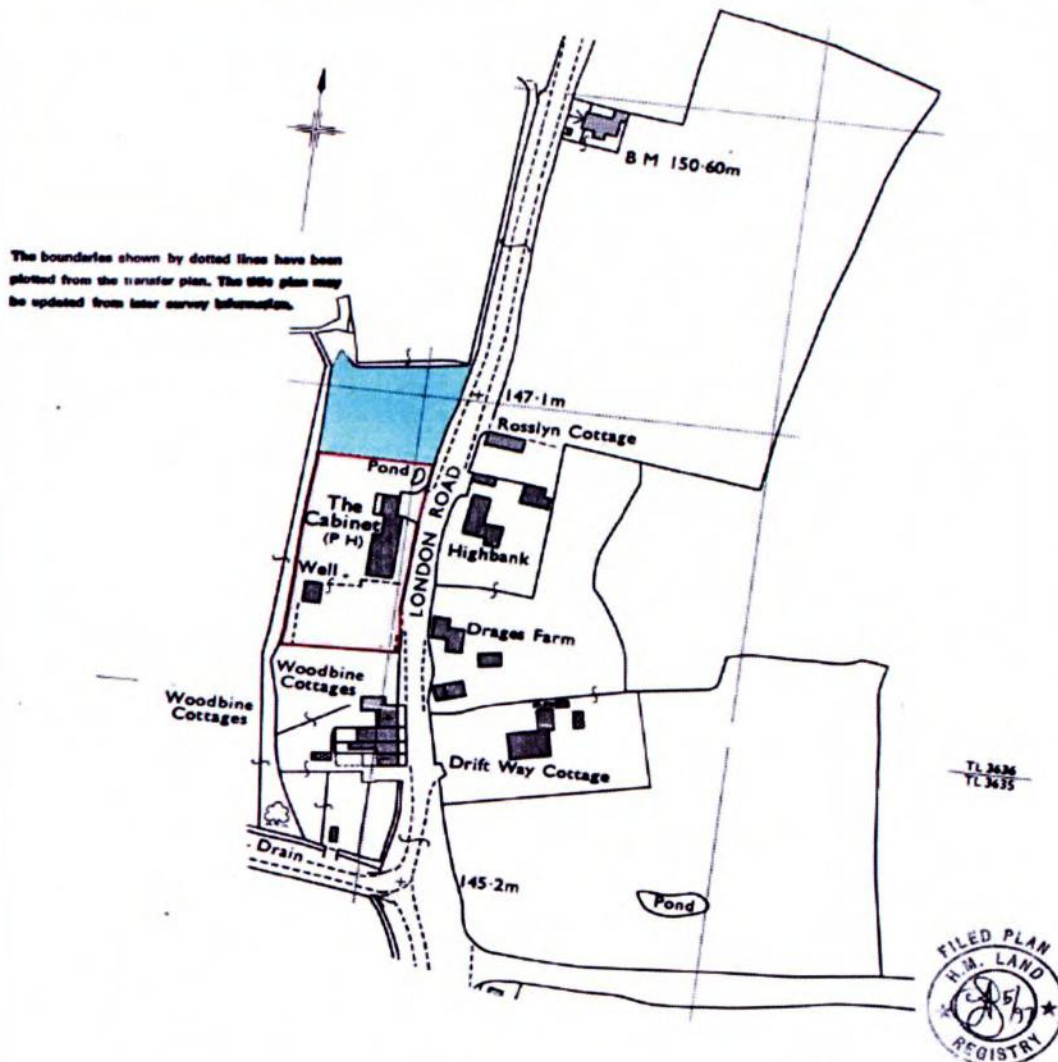
52 Portland Place
London W1B 1NH
T 0207 299 0700
F 0207 299 0710
daviscofferlyons.co.uk



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THE COFFER GROUP

H.M. LAND REGISTRY			TITLE NUMBER
			HD 354219
ORDNANCE SURVEY PLAN REFERENCE	TL 3636	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY HERTFORDSHIRE	DISTRICT NORTH HERTFORDSHIRE	© Crown copyright 1980	



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