



# CHRISTIE & CO

Pubs

Leasehold: Nil Premium  
Annual Rent: Guide Rent £30,000

Ref: 1456870

## The White Hart

2, Vinegar Hill, Alconbury Weston, Huntingdon,  
Cambridgeshire, PE28 4JA



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### At a glance

- Free of tie
- Character village pub
- Located off the A1 west of Cambridge
- Split level open plan trading area
- Rear garden, car park & useful outbuilding
- 2 bed owner's accommodation. EPC Exempt



18th-century former coaching inn on the old Great North Road.

Detached two storey Grade II listed building with single storey additions to the rear.

Located in an established residential area, the pub should benefit from both local & drive-to trade, with good scope for any new lessee to develop the food side of the business further.

## The White Hart

### Location

Central position in the village of Alconbury Weston on the old Great North Road, a short distance from J14 of the A1. The major conurbations of Huntingdon, (5 miles) Peterborough (18 miles) and Cambridge (22 miles) are all within easy reach and the A14 is accessible at J21, Brampton Hut.

Local attractions include Grafham Water, Huntingdon Racecourse and the historic University of Cambridge.

### Internal Details

Front entrance lobby gives access to the open plan lounge with open fireplace and seating for 38 covers around a central bar servery.

Small raised dining area for a further eight covers, darts throw area, access off to the customer toilets.

Small trade kitchen to the rear of the bar servery, separate store room/office.

Beer cellar, rear private lobby, store cage off, exit to the rear.

### Tenure

The property is being offered on a new FRI free-of-tie lease. Guide rent of £30,000 per annum, linked annually to RPI and five yearly rent reviews.

A deposit will be required equivalent to three months rent, plus VAT.

### External Details

Gates to a rear car park (20), with small garden and petanque rink off. Useful out

building plus some parking to the front of the property.

### Owner's Accommodation

Two bedroom owner's accommodation with office, lounge and bathroom.

### The Opportunity

The business is currently closed and was run as a locals pub with a small food offer.

There is scope to develop the food offer further as well as utilising the rear trade garden, which in the summer months should attract new custom from visitors to the area.

### Business Rates

Rateable value of £6,400 from 01 April 2017.

### Regulatory

Premises Licence.

Licensing Hours:  
Sunday to Thursday 11am - 11pm  
Friday to Saturday 11am - 12 midnight

# The White Hart

## Energy performance certificate



## CHRISTIE INSURANCE

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## CHRISTIE FINANCE

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Whether you're considering commercial property for the first time or are an experienced business-owner, it is important to understand your finance options.

Contact your local Christie Finance Consultant on [0344 412 4944](tel:03444124944) or visit [christiefinance.com](http://christiefinance.com)

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