



The Stilton Cheese Inn, North Street
Stilton, Peterborough, PE7 3RP

#10369/2022A



**BANKS
LONG & Co**



The Stilton Cheese, North Street

Stilton, Peterborough PE7 3RP



Agreement

For Sale/ To Let



Detail

Public House



Price

Offers Invited



Size

5,591.85sqft (519.5 sqm)



Location

Stilton, PE7 3RP



Property ID

#10369/2022A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

BA (Hons)
Surveyor

will.nuttall@bankslong.com

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01522 544515



Property

Located within the attractive village of Stilton with a population of 2,500 and within easy reach of Cambridge and Peterborough is this imposing semi-detached, three storey Grade II listed public house located on the busy main road in Stilton. The property is rendered brick, with part slate pitched roof with various extensions to the rear for the large commercial kitchen and customer facilities.

Internally the public house comprises a large bar serving the lounge and adjacent bar tables, with customer facilities accessed to the rear of the lounge.

A further three dining rooms accessed from the lounge seat up to 50 customers. To the rear of the dining rooms is the kitchen and staff welfare facilities. The kitchen is large and well equipped.

The first and second floors of the main building contain private living accommodation, accessed via the staircase to the rear of the bar area. At first floor level are three large bedrooms, living room, kitchen, office/snug and bathroom, with a further three bedrooms and bathroom on the second floor.

The premises benefit from a south facing decked courtyard which provides an opportunity for outside seating and al fresco dining.

The property forms part of a wider development proposal for the "barn" property adjacent to the decked area and the land to the east.

The premises will benefit from car parking.

Services

We understand that mains supplies of electricity, gas and water are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Rates

Charging Authority: Huntingdon Borough Council
Description: Public House and Premises
Rateable value: £32,750
UBR: 0.512
Period: 2022-2023

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

All enquiries.

Price/Rent

Freehold - £300,000

Leasehold - £35,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Agent Note

The property is considered suitable for public house use. Consideration will also be given to proposals for alternative uses which may include some element of community use within this property.

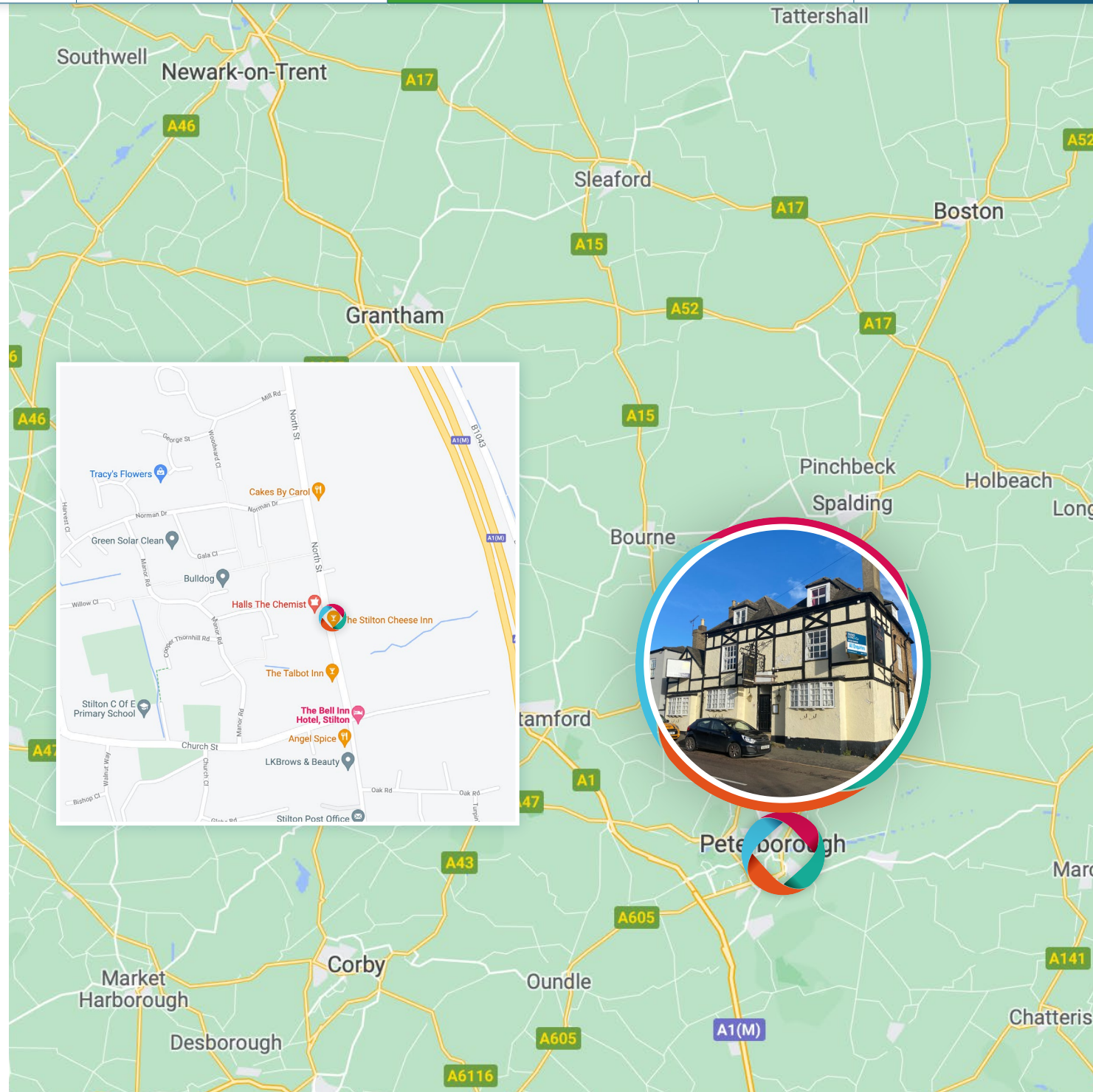


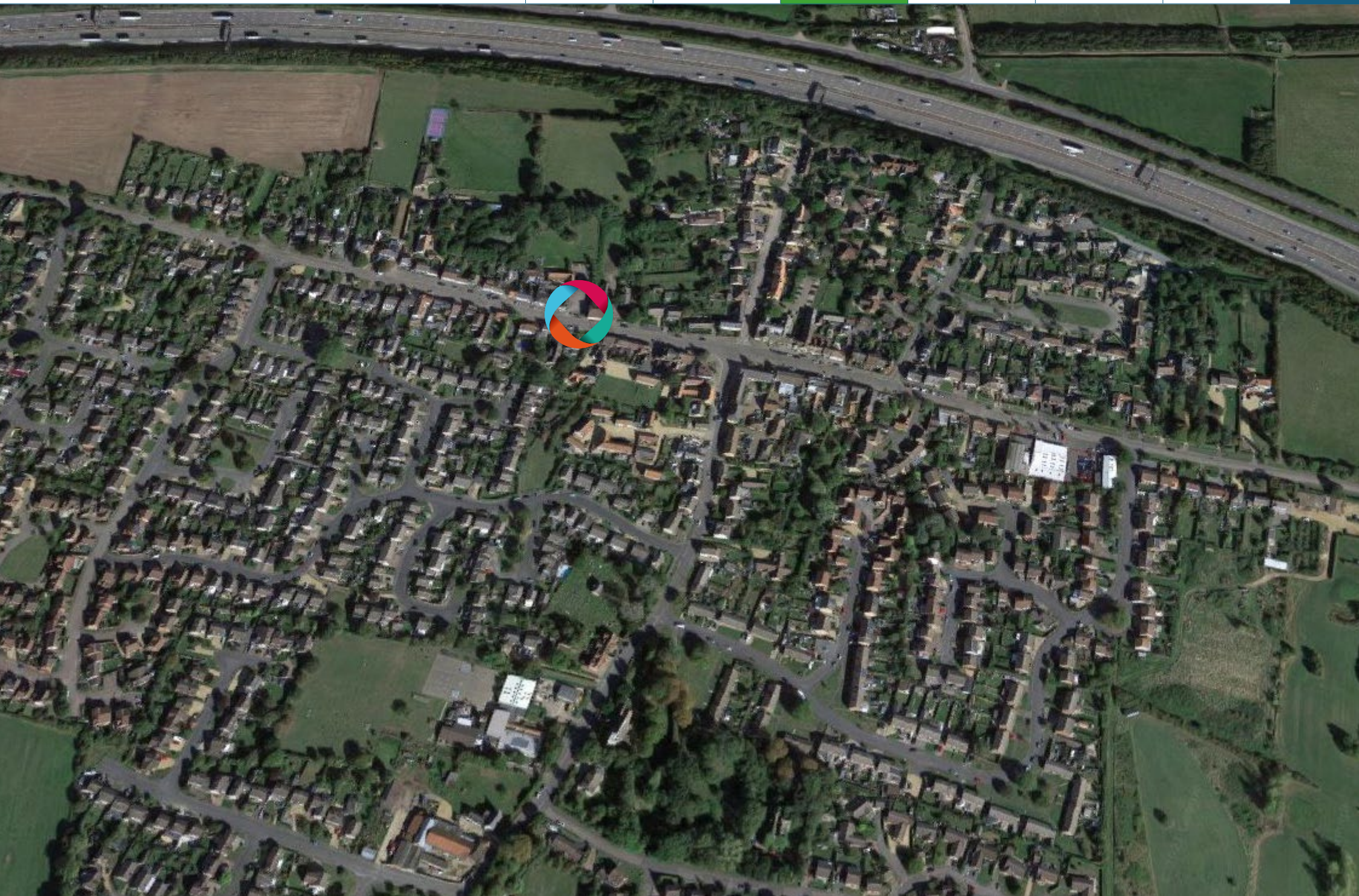
Location

The Stilton Cheese Inn is located centrally within the attractive and sought-after village of Stilton, located within easy reach of Peterborough and Cambridge.

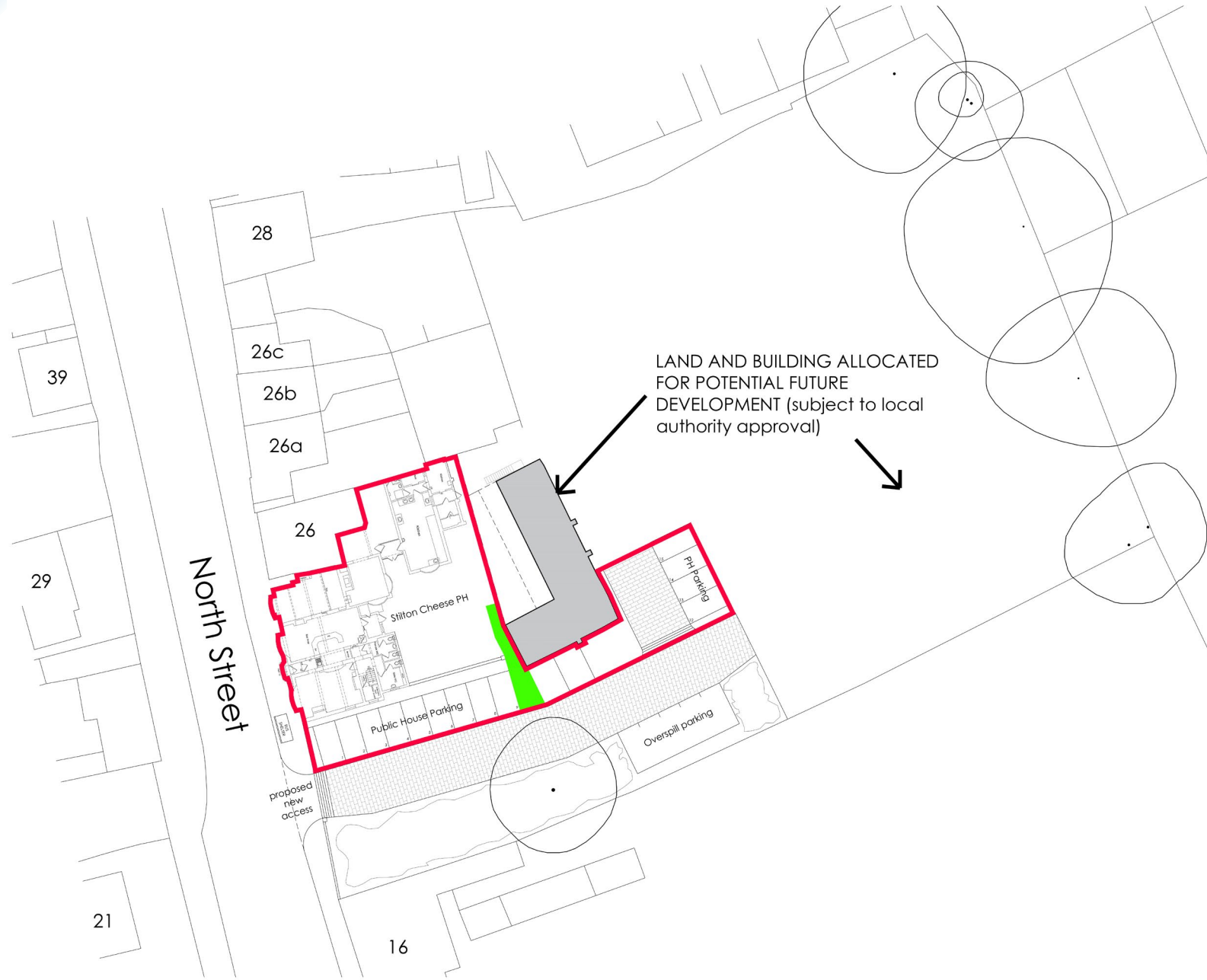
The village of Stilton is located 10 miles south of Peterborough and 14 miles north of Huntingdon. The village is close to the A1(M), which provides excellent access to the North and South of England. A popular commuter village, Stilton has good access to London with nearby Huntingdon providing a direct train to Kings Cross throughout the day.

Stilton is a popular village with a population in the region of 2,500 (2011 Census) and boasts a number of local amenities such as a Post Office, Pharmacy, Primary School and a mix of neighbourhood shops and amenities.











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