



The Lounge

14 The Broadway
St Ives, Cambridgeshire
PE27 5BN

Freehold: £495,000

Ref: 1456986

KEY HIGHLIGHTS

- Bar in prime location
- 200 person capacity over three floors
- Established business
- Exterior bar and terrace
- Three-bed owners accommodation
- Energy Rating C. 310 sqm



LOCATION

The Lounge Bar is situated within St Ives town centre, a market town in Cambridgeshire located approximately 14 miles north-west of Cambridge. The town serves a local residential population and surrounding villages, with a range of retail and leisure uses concentrated in the central area. St Ives is connected to Cambridge and Huntingdon via the guided busway, providing regular public transport services. Road access is via the A14, which links the town to Cambridge, Huntingdon and the wider regional road network. Mainline rail services are available at Huntingdon and Cambridge, offering direct connections to London King's Cross. The nearby River Great Ouse runs through the town and forms a focal point for local activity and visitor use.

DESCRIPTION

The property forms part of an attractive late 18th Century mid-terrace building arranged over four floors, prominently positioned along The Broadway. Constructed in gault brick with traditional detailing, the building is included within a Grade II Listed terrace (Nos. 12 and 14) and contributes to the historic character of St Ives town centre. The frontage features vertically arranged sash windows to the upper floors, with a characterful ground-floor elevation incorporating a prominent arched entrance doorway, making it well suited to its current lounge and bar use.

INTERNAL DETAILS

The trading areas are arranged over two floors, each with a separate bar servery. The ground floor forms the primary customer area and is arranged around a large, open-plan reception room with a central, full length bar, creating a strong focal point for the space.

Additional accommodation includes customer WC facilities and direct access to the rear courtyard, which links to useful outbuildings currently used as a seasonal outdoor bar and beer/cellar storage. The lower ground floor provides a substantial trading and ancillary area, comprising two interlinked reception rooms, one incorporating the fitted bar servery, alongside a further bar area and associated storage, making it well suited to lounge or late-night use. Stairs connect directly to the main floor above.

FIXTURES & FITTINGS

Fixtures and fittings to be included in the sale - a full inventory will be made available once a sale is agreed.

BUSINESS RATES

Current rateable value (1 April 2026 to present) £34,500.

EXTERNAL DETAILS

To the rear of the property, accessed via doors at upper & lower-ground floor levels, is a dedicated trade patio providing additional external customer space. This area incorporates an established outdoor bar and two separate outbuildings currently used as a cellar and storage. An adjoining service alleyway provides convenient bin storage and rear fire escape access to adjoining property, which is held under a stand-alone lease.

OWNER'S ACCOMMODATION

The upper parts of the property, arranged across the two levels and accessed via an internal staircase from the upper ground floor. The layout includes a generous living room, separate kitchen area and additional rooms suitable for bedroom or home office use, arranged across the two levels and accessed via an independent internal staircase from the ground floor. Bathroom facilities serving the residential accommodation are located at second-floor level. It is noted that the WC facilities shown on the first floor floorplan form part of the commercial premises below and are used in connection with the bar, rather than the private accommodation.

THE OPPORTUNITY

The current owners have owned and successfully operated the venue for over 20 years and are now looking to retire, presenting a genuine opportunity to acquire an established business with a proven track record. The property is currently operated as an established lounge bar with multiple trading areas arranged over the basement and ground floors, complemented by an external patio and outdoor bar, providing a flexible venue suitable for both daytime and evening operation. The business would suit an experienced operator or investor seeking a characterful, town-centre licensed venue with an existing customer base and a proven trading layout. There is clear potential for growth through targeted marketing, enhanced drinks offers, live entertainment or themed events, and increased utilisation of the basement and external areas, alongside the opportunity to maximise performance by refining opening hours and capitalising on peak trading periods.

STAFF

All staff are employed within the business and will have the right to transfer to a purchaser in accordance with TUPE regulations.

TENURE

Freehold.





TRADING INFORMATION

Trade figures will be made available to buyers who have formally viewed the business.

TRADING HOURS

The Lounge premises licensing hours are to 10.00am – 3.00am every day for the sale of alcohol and regulated entertainment.

Thursday: 7:00 pm – 2:00 am

Friday: 7:00 pm – 3:00 am

Saturday: 7:00 pm – 3:00 am

Sunday – Wednesday: Closed

REGULATORY

Premises licence.





The Broadway, St. Ives, PE27

Approximate Area = 3337 sq ft / 310 sq m

Outbuildings = 227 sq ft / 21 sq m

Total = 3564 sq ft / 331 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1447504



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



LIANA GATIER

Business Agent - (South - Pubs and Restaurants)

T: +44 7546 698 683

E: liana.gatier@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

