



THE GREEN MAN

Southill Road, Stanford, SG18 9JD

FREEHOLD: £1,100,000 | REF: 3858327

KEY HIGHLIGHTS

- Attractive Bedfordshire country pub
- 18 ensuite letting rooms
- c.220 internal covers
- Parking for c.50 vehicles
- Set in 1.5 acres. Large beer garden
- Net Sales of £15,000 P.W. Energy Rating: C

THE OPPORTUNITY

The Green Man has been a successful country pub with rooms for many years. It is well placed to take advantage of both local trade from surrounding villages, and visitors to the attractions which may soon include the development of Universal Studios latest Theme Park.

Our clients are seeking a swift sale following reorganisation within the company and so The Green Man represents an excellent opportunity to acquire an established business for a competitive price.

DESCRIPTION

The Green Man is a large and characterful property set within approximately 1.5 acres of attractive grounds, enjoying excellent roadside visibility and a strong presence.

For the past seven? years, it has been run as a highly successful restaurant, pub and hotel, earning a strong reputation for quality food, warm hospitality and consistently high service standards.

With its scale, setting and established reputation, The Green Man is perfectly placed for a new operator to take forward or for an investor seeking a business ready to run under management.

Website: <https://thegreenmanstanford.co.uk/>

LOCATION

The Green Man is located in the Bedfordshire hamlet of Stanford, bordering Hertfordshire. Positioned between the A1 and A6, with the A1 approximately 3 miles away via nearby Biggleswade, 8.5 miles south east of Bedford, and 20 miles south west of Cambridge. Nearby attractions include Shuttleworth Aircraft Collection, the Shuttleworth estate with its Swiss Garden, Jordans Mill riverside café & historic mill and the A1 Retail Park offering a wide mix of major high street retailers.

INTERNAL DETAILS

The Green Man comprises of an 'L' shaped bar with formal and casual dining for c.40 covers and two large restaurant areas that can easily accommodate large functions.

The bar area is well presented with wooden beams and two open fires. The restaurant areas offer c.150 covers and with lots of light and space, making them exceptionally popular for seasonal and special events.

Back of house areas include a substantial, fully fitted commercial kitchen, together with an office, staff changing facilities and ample storage space.

LETTING ACCOMMODATION

18 well appointed ensuite letting rooms, the majority of which have undergone refurbishment. Five of the letting rooms are situated above the pub and offer modern décor in keeping with the rural outlook. A further 13 bedrooms can be found within the chalet block, which is located adjacent to the main property and to the side of the car park and garden.

The rooms attract business all year round with many corporate guests staying during the week and leisure guests at weekends.

EXTERNAL DETAILS

To the front of the property sits a shingled car park, and adjacent to this is a spacious beer garden. The beer garden also features a children's play area and a BBQ hut, creating an appealing outdoor space for families and events.

To the left of the main building is an overflow car park, bin store and provides practical access for kitchen deliveries.

OWNER'S ACCOMMODATION

A manager's flat is located on the first floor of the property which can be accessed separately and comprises two bedrooms, bathroom, living area and kitchen.

This accommodation would perfectly suit an owner/operator or live in staff.

BUSINESS RATES

Rateable value as of 1st April 2026 is £58,000.

STAFF

All staff will transfer with the business in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

TRADING HOURS

Monday - Thursday: 12–10 pm, Friday & Saturday: 12–11 pm,
Sunday: 12–9 pm, Kitchen : 12–3 pm, 6–8:30 pm





TRADING INFORMATION

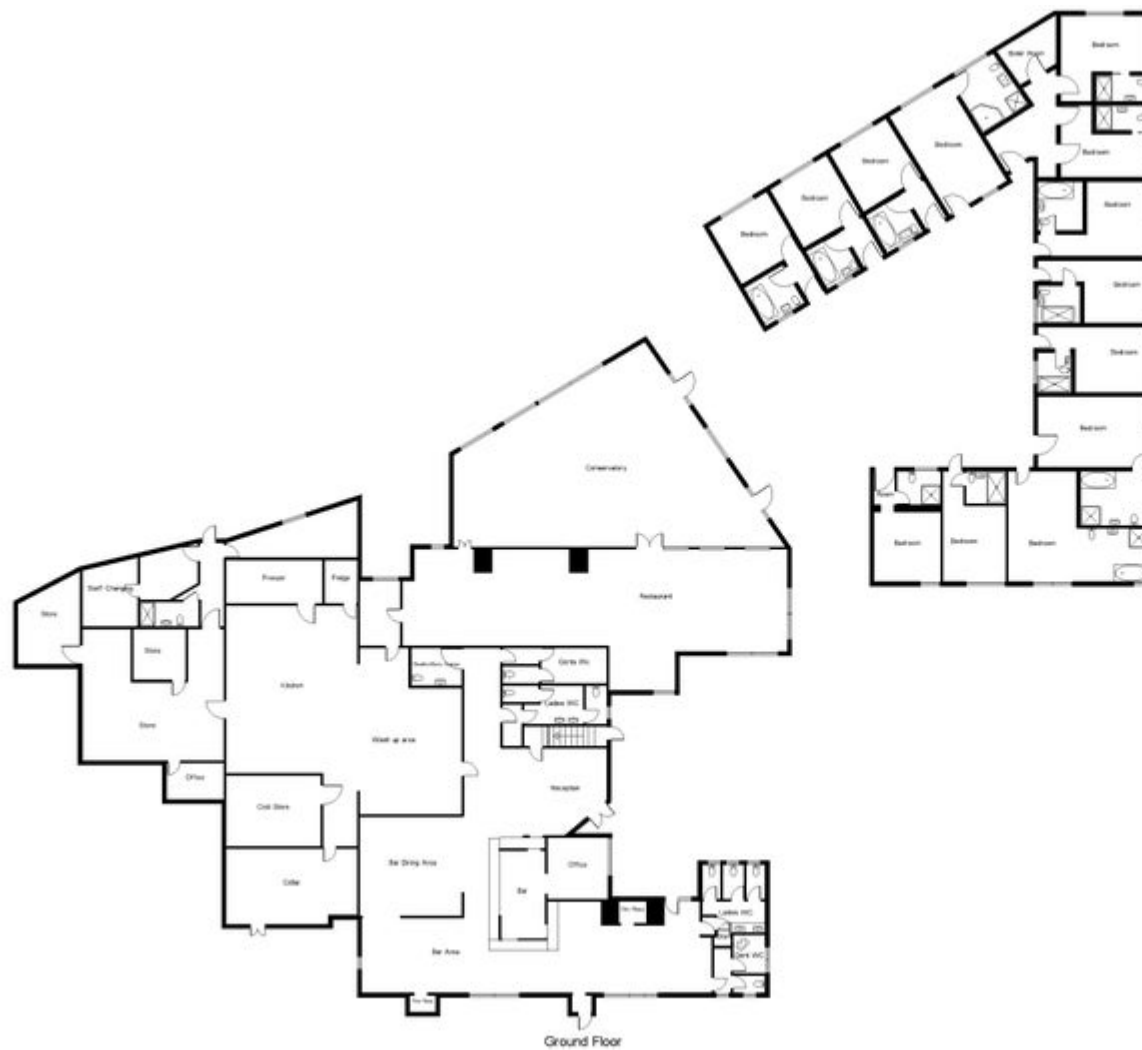
The trade is a well balanced mix from all three income streams which helps maintain a profitable trade throughout the year and a gross profit of over 75%. Full management trading information will be available once parties have viewed the premises.

	Net Sales Year End March 2025	Net Sales projected to March 2026
Wet Sales	£208,500	£203,400
Food Sales	£311,400	£324,600
Accommodation Sales	£248,400	£363,700









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

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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



SIMON CHAPLIN

Senior Director - Pubs and Restaurants

T: +44 7764 241 351

E: simon.chaplin@christie.com

CONDITIONS OF SALE

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