



## The Chequers

Ref: 4850129

48 Watling Street, Fenny Stratford, Milton Keynes, MK2 2BY

Freehold: £350,000 plus VAT

Visible location with ample passing traffic

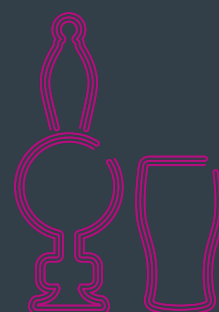
Bar/Lounge (40)

Parking at rear

Attractive trade garden (30)

Four bedroom accommodation over two floors

Sold with vacant possession





## Description

The Chequers is an attractive three storey, character property with a picturesque trade garden, patio and parking. The property is grade II listed.

It is the only pub in Fenny Stratford in the good beer guide 2021 and has several internal architectural features including exposed wood beams and fire place.

## Location

Traditional pub in the heart of Fenny Stratford. Located on a busy road with continual passing footfall throughout the day and evening.

Close to several major towns including Milton Keynes (7 miles) Bletchley (3 miles) Buckingham (10 miles). It is also close to several local amenities such as Stadium MK and Fenny Stratford railway station.

## Internal Details

Bar/lounge area (40 covers)

Ladies & gents WC's

Basement beer cellar

Commercial kitchen with separate wash up

Dry storage

Garage store in garden

Owners accommodation - four bedrooms (two with en suite), kitchenette, office/store and bathroom





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### External Details

The property has a well kept trade garden to the rear with space/seating for c.30 people. The garden is a draw for the business during the summer months. There is a separate garage store to the rear of the garden.

There is a car park to the rear of the property with space for c.8 vehicles. In addition, there is local on-street parking for customer use.

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### Fixtures & Fittings

We are advised that the trade fixtures and fittings in the property will be included within the sale.

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### Staff

No TUPE liabilities will arise from the sale.

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### Owner's Accommodation

A comfortable and well decorated space over the first and second floors of the property consisting of four bedrooms, two of which have en suites, a kitchenette, office/store and bathroom.

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### The Opportunity

The Chequers has been operated by a tenant for the past few years, trading as a wet led business offering a consistent level of quality service whilst maintaining high standards to ensure its popularity.

A new operator would immediately benefit from the pub's good reputation and steady stream of clientele. The tenancy is due to end in November '22, at which point vacant possession is offered, possibly earlier if required.

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### Trading Information

No trading information available



**Business Rates**

Rateable value of £4,300. This is not the amount that is payable.

**Regulatory**

Premises licence





### Customer Due Diligence Checks

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.

### Contact

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

**Tim Widdows**  
Business Agent - Hospitality  
M:+44 7795 037 676  
E:tim.widdows@christie.com  
Reading



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