

# THE MERMAID INN

High Street, Ellington, Huntingdon, PE28 0AB

**FREEHOLD: £595,000 | REF: 1456993**

CHRISTIE & CO

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## KEY HIGHLIGHTS

- Profitable Freehold Village Pub
- Bar & restaurant areas for 50 covers
- Beer Garden with seating for 70
- 2 letting rooms & 3-bed staff accommodation
- YE sales for 31/03/2026 £774,487
- GIA 2303 sqft, Energy Rating C



## DESCRIPTION

The Mermaid Inn is a charming, Grade II listed public house of considerable character, presented in a highly traditional style that reflects its historic origins. Internally, the property boasts a wealth of original features, including exposed timber beams, low ceilings, and period detailing, all of which combine to create a warm, inviting, and quintessentially English pub atmosphere. The pub is arranged to provide a cosy and intimate trading environment, with well-defined areas that cater comfortably for both drinking and dining. Overall, the Mermaid Inn offers an authentic and characterful setting, appealing to those seeking a classic village pub with genuine heritage appeal.

## LOCATION

The Mermaid Inn is located in the village of Ellington, near Huntingdon in Cambridgeshire, positioned along the A14 corridor which provides excellent connectivity to key regional centres including Huntingdon, Cambridge, and Peterborough. Occupying a prominent roadside position, the property benefits from strong visibility and ease of access, attracting both local residents and a significant volume of passing trade. Ellington itself is a well-established village with a mix of residential housing and nearby rural surroundings, while the proximity to major transport routes and commercial hubs enhances its appeal as a convenient and accessible destination within the wider region.











## INTERNAL DETAILS

The Mermaid public house offers a well-arranged internal layout centred around a welcoming bar and restaurant area capable of accommodating approximately 50 covers, supported by a fully equipped commercial kitchen suitable for food-led operations. Ancillary facilities include a practical level cellar providing convenient storage and service access, along with separate ladies' and gentlemen's WCs. To the upper floor, the property provides three double bedrooms and a bathroom, currently utilised as staff accommodation, offering on-site living space that complements the operational needs of the business.

## TENURE

Freehold, to be sold as a trading going concern.

## TRADING INFORMATION

| YE | 31/3/2025 | 31/3/2026 |
|---|---|---|
| Turnover | £729,174 | £774,487 |
| Gross Profit (%) | £408,726 (56%) | £463,886 (60%) |
| Wages (%) | £254,625 (35%) | £262,445 (34%) |
| ANP | £44,215 | £68,878 |

## THE OPPORTUNITY

The Mermaid Inn, Ellington, presents an exceptional opportunity to acquire a highly regarded destination pub with an established reputation for outstanding food, warm hospitality, and high-quality customer service. Enjoying strong trade from both local residents and visitors, the business offers significant scope for further growth through the promotion of its letting rooms, creating additional revenue streams and enhancing its appeal as a hospitality destination. There is also exciting potential to introduce an outside bar, capitalising on seasonal demand, outdoor events, and alfresco dining opportunities to further increase turnover. Combining a proven trading history with clear opportunities for expansion, the Mermaid Inn offers an ideal prospect for an ambitious operator seeking a thriving food-led business.



## FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are included in the sale. An inventory will be provided once a deal is agreed.

## STAFF

Contracted staff subject to TUPE.





## EXTERNAL DETAILS

Externally, The Mermaid benefits from an attractive and versatile outside trading space, featuring a substantial beer garden with seating for approximately 70 customers. The grounds also include a useful store room equipped with four fridges, providing additional chilled storage capacity to support busy trading periods. Of particular note is the presence of an outside bar and kitchen area complete with a pizza oven, offering excellent potential for extended food and beverage service, although this facility has not been utilised by the current owners.

## LETTING ACCOMMODATION

There are two large en-suite letting rooms off the garden including one with an accessible wet room.







## TRADING HOURS

The pub is open Monday to Sunday from 12pm-10pm

## REGULATORY

Mains water, electricity and drainage. Heating is supplied by LPG bottle gas.

Premises licence.

## BUSINESS RATES

The ratebale value as of 1st April 2026 is £24,000





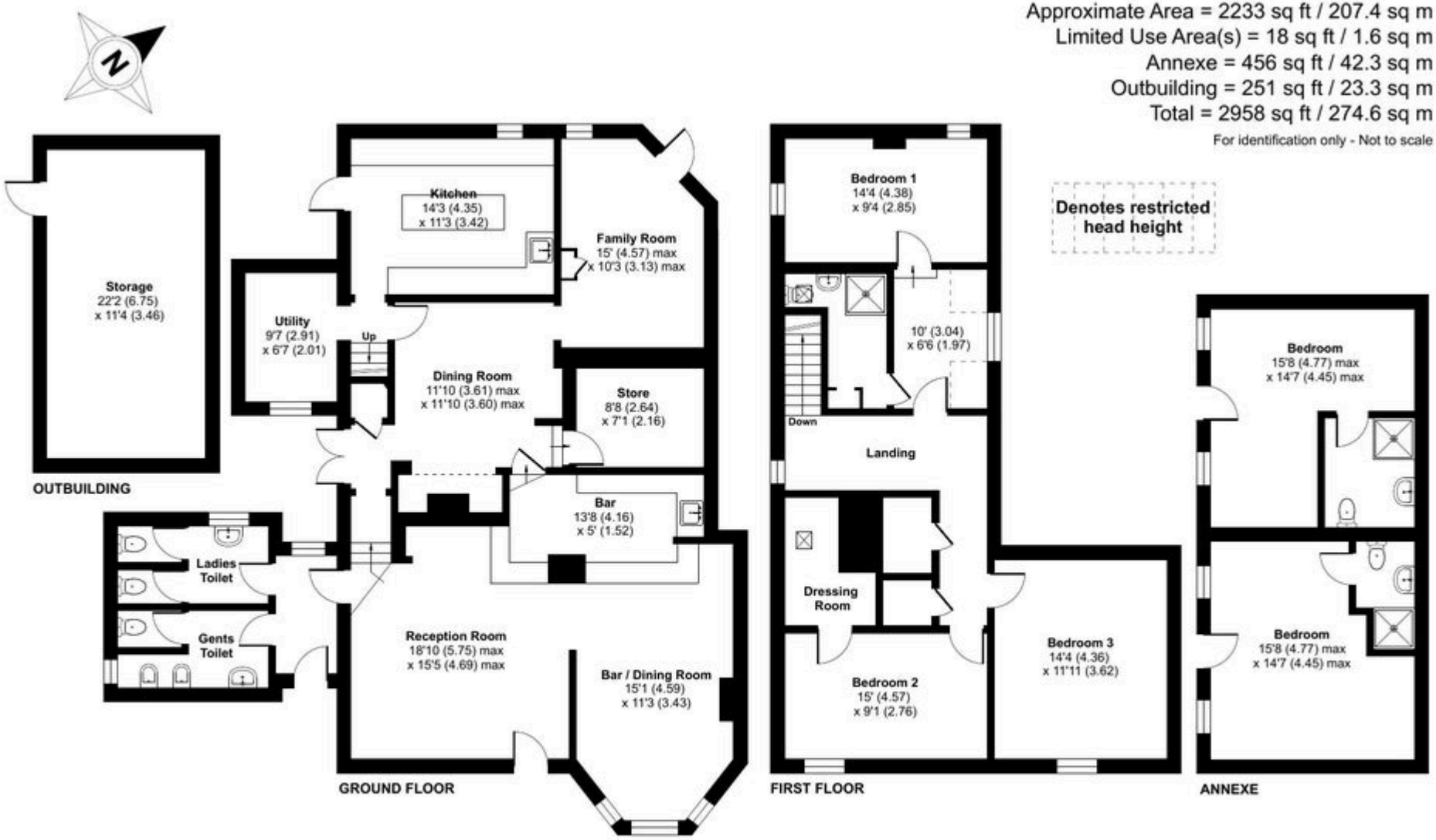






# The Mermaid, High Street, Ellington, Huntingdon, PE28

Approximate Area = 2233 sq ft / 207.4 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Annexe = 456 sq ft / 42.3 sq m
Outbuilding = 251 sq ft / 23.3 sq m
Total = 2958 sq ft / 274.6 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: 1484822

# DEBT & INSURANCE ADVISORY

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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

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CONDITIONS OF SALE

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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:



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