



Dragoon

*18 Buckden Road, Brampton
Huntingdon
PE28 4PS*

*Freehold: £395,000 + VAT
Leasehold: Nil premium
Annual Rent: £30,000*

Ref: 1456967

KEY HIGHLIGHTS

- Detached village pub in Cambridgeshire
- Open plan trading area with central bar (70)
- Trade kitchen, car park and rear trade patio
- Free-of-tie lease option available
- Three bedroom domestic accommodation
- ACV listed, Energy rating C

DESCRIPTION

Detached two-storey building under a pitched tiled roof, with single storey extensions to the rear, which have recently been refurbished so is in good order throughout.

Located in an established residential area, so the pub should benefit from both local and drive-to trade, with good scope for any new owner to develop the food side of the business. The village is a short distance from the towns of Huntingdon, St Neots and St Ives.

LOCATION

Brampton is a fast expanding village, just west of Huntingdon, close to the junction of the A1(M) and A14. These road and rail links make it a popular commuter village for London and Cambridge.

Local attractions include Grafham Water, Hinchbrook Country Park, Huntingdon Racecourse and the historic city of Cambridge.

EXTERNAL DETAILS

Tarmac car park to the righthand side for up to 10 cars and rear paved trade patio, with a number of wooden picnic benches for around 40 covers. Seating area to the front of the property. Rear service yard and boiler room.

TENURE

The current owner is selling the freehold, but would also be open to a new 20-year free-of-tie lease. This would be offered with nil premium and an asking rent of £30,000, 5-yearly rent reviews with a minimum three month rent deposit.



THE OPPORTUNITY

The Dragoon pub in Brampton presents an exciting opportunity for new ownership. Having closed its doors in July 2020, this pub was previously celebrated for its traditional real ale, classic pub fare, a pool table for casual gatherings, and regular entertainment on the rear patio. With the chance to either purchase the freehold or take on a new lease, the Dragoon pub offers untapped potential for rejuvenation and revitalization. This iconic venue, steeped in community history, awaits a visionary proprietor to revive its legacy and create new memories for locals and visitors alike.

INTERNAL DETAILS

Front entrance gives access to the open plan lounge, around a central bar servery, with open fireplace and seating for up to 70 covers on cushioned wall bench seating, and occasional chairs around a wood panelled central bar servery. Ladies WC. Small area to the rear with access off to the gentleman's and disabled WC's. Good sized trade kitchen to the rear of the bar servery, separate store room/dry goods store. Chilled beer store, rear private service lobby, store room and exit to the rear.

FIXTURES & FITTINGS

Fixtures and fittings are included within the sale, a full inventory will be prepared.



TRADING HOURS

Licensing Hours:

Sunday to Thursday: 11:00am - 11:00pm

Friday to Saturday: 11:00am - 12:00 midnight

OWNER'S ACCOMMODATION

Three bedroom domestic accommodation with lounge, kitchenette and bathroom.

REGULATORY

Premises licence.

BUSINESS RATES

Rateable value effective from 1st April 2023 - £7,000



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

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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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