

MANOR HOTEL & PUB

20 Chapel Street, Alconbury, Huntingdon, PE28 4DY

FREEHOLD: £550,000 | REF: 1456979

KEY HIGHLIGHTS

- 16th Century pub with rooms
- Sales for YE 31/12/2025 £383,245
- Seven en-suite letting rooms
- Bar & restaurant dining for 75 covers
- Beer garden with 64 covers
- 0.35 acre site, GIA 5095 sq ft, EPC rating C



DESCRIPTION

The Manor Hotel & Pub is a well-established, food-led destination venue. Housed in a beautifully preserved, grade II listed, 16th-century building, the property boasts a wealth of original period features, including exposed timber beams throughout the bar and restaurant areas, creating a warm and characterful atmosphere.

Renowned for its unique Black Rock Grill dining tradition, The Manor has built a strong reputation over the past 15 years, attracting both locals and visitors from further afield.

The pub features seven charming letting rooms, providing comfortable accommodation for overnight guests, and a lovely beer garden that enhances its appeal during the warmer months.

LOCATION

Nestled in the charming village of Alconbury, The Manor Hotel & Pub enjoys a prime position just off the A1, making it easily accessible for both local visitors and those travelling from further afield. The venue is approximately a 15-minute drive from Huntingdon, where the nearest train station provides convenient rail connections to London and other major destinations. The pub offers a peaceful countryside atmosphere while remaining close to key transport links, making it an ideal spot for both leisure and business guests.

STAFF

This is a family-run business supported by a full team in the kitchen and front of house. A staff schedule can be provided to seriously interested parties after viewing.





THE OPPORTUNITY

The Manor Hotel & Pub presents an opportunity to acquire a well-established and locally cherished hospitality business in the heart of Alconbury. With a strong reputation among both residents and visitors, whether travelling for work or leisure, the property enjoys consistent trade and excellent visibility just off the A1.

The business benefits from six en-suite letting rooms and a separate annexe, which offer significant potential to increase occupancy levels.

Importantly, the property is well-positioned to benefit from the anticipated uplift in regional tourism and business travel linked to the forthcoming Universal Studios development in Bedford. This major project is expected to drive substantial visitor numbers to the area, making The Manor an ideal base for guests seeking quality accommodation with easy access to key transport routes.

This is an exciting opportunity for an operator to build on an already successful foundation and take advantage of future growth in the region.





TRADING INFORMATION

Year End	31/12/25	31/12/2024
Turnover	£383,245	£414,279
GP %	54%	52%
Wages %	27%	24%
ANP	£32,976	£49,621

EXTERNAL DETAILS

The pub has a lovely beer garden with seating for 64 customers and a car park behind the pub for 20 cars.

TENURE

Freehold, to be sold as a trading going concern (TOGC)

TRADING HOURS

Monday - Friday - 4pm-11pm
Saturday - 12pm-11pm
Sunday - closed









INTERNAL DETAILS

The Manor Hotel & Pub offers a well-appointed and versatile interior, thoughtfully designed to cater to both casual and formal guests. The main bar area provides relaxed seating for up to 30 customers. Adjacent to the bar, the dedicated restaurant space accommodates 45 covers.

Supporting the food and beverage operations is a fully equipped commercial kitchen and there are well-maintained Ladies' and gents' WCs.

FIXTURES & FITTINGS

We are advised all fixtures and fittings are owned outright and are included in the sale price, with exception of the main oven and coffee machine which are currently leased.

REGULATORY

Mains electricity, water, drainage and gas. Heating and cooking is all gas.

Premises licence

BUSINESS RATES

The rateable value as of 1st April 2026 is £24,300

LETTING ACCOMMODATION

There are six en-suite letting rooms above the main pub trading area as well as a separate annexe to the rear of the property which can be used as additional letting accommodation or staff accommodation.

The room occupancy is c.50%

Room rates:
£115 for a family room
£80 for a double
£60 for a single

https://www.manoralconbury.co.uk/





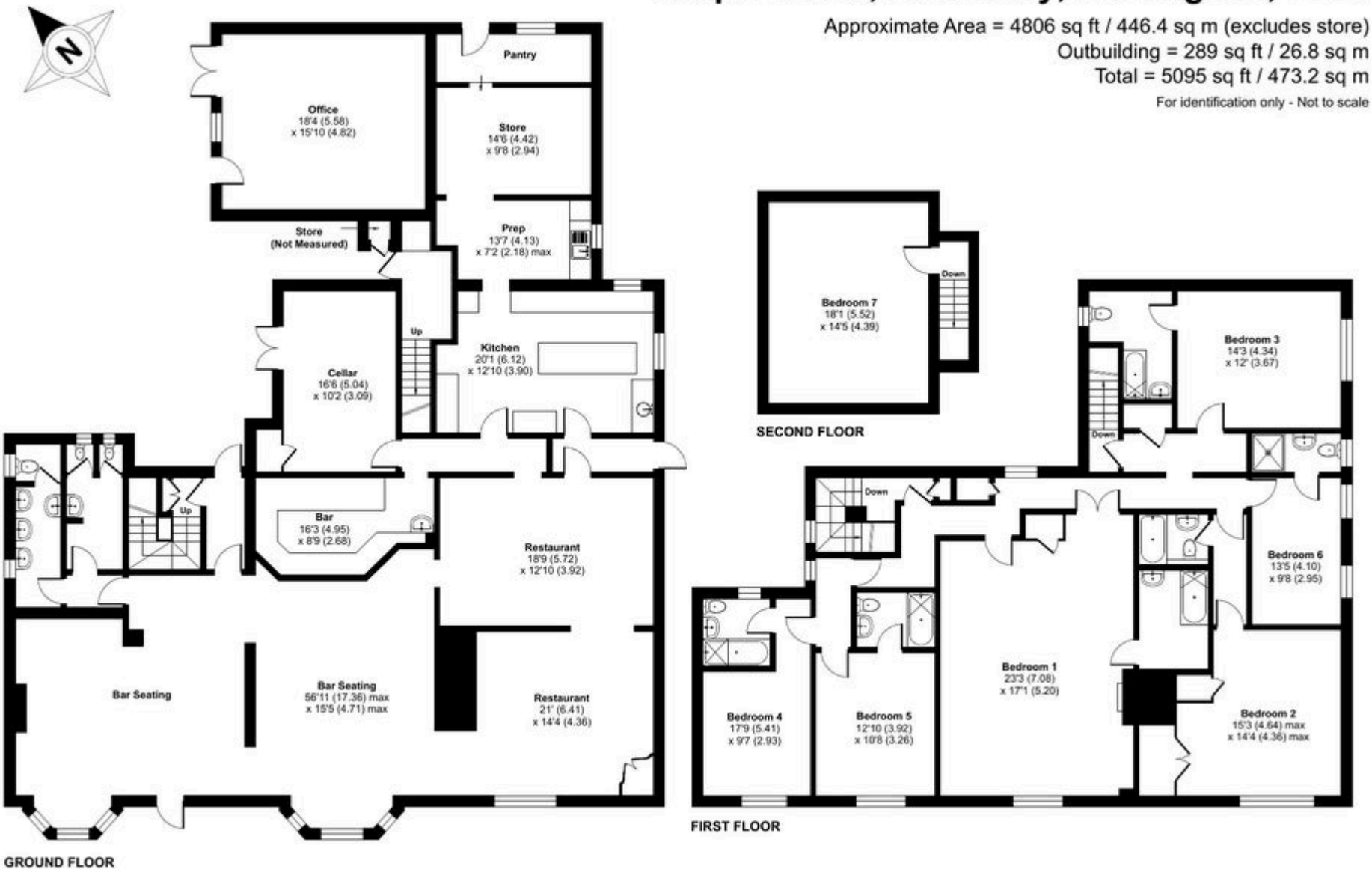






Chapel Street, Alconbury, Huntingdon, PE28

Approximate Area = 4806 sq ft / 446.4 sq m (excludes store)
Outbuilding = 289 sq ft / 26.8 sq m
Total = 5095 sq ft / 473.2 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 2025. Produced for Christie Owen & Davies Plc. REF: 1374956

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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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