



The Red Cow

Ref: 4850125

11 High Street, Chrishall, Royston, Hertfordshire, SG8 8RN

Freehold: £895,000

Traditional, cosy pub in affluent area

Bar/Lounge (20) Restaurant (40)

Five high quality letting rooms

Plot size c.0.75 acre, GIA 3,400 sq ft

Parking (40) and Large Trade Garden

Small shop on site selling local produce





Description

A two storey, brick built thatched property with an attached barn conversion containing the five well appointed letting rooms The property is set in its own grounds of c.0.75 acre with c.40 parking spaces and ample external trade space.

The property has been tastefully renovated throughout, whilst keeping several of the original features including large open fireplaces and exposed beams.

Location

The Red Cow is nestled amongst thatched cottages in the pretty village of Chrishall, just South of Cambridge between Saffron Walden and Royston in east Hertfordshire. The property is a picture-perfect thatched pub that is well supported by the affluent local community and draws customers from several local towns and villages.

Internal Details

Public areas - Main bar with wood burning stove, exposed oak beams and space for c.20 covers.

Dining/restaurant area - an inviting space highlighting the original features of the property and space for a further 40 covers

Barn with five letting rooms - beautifully styled bedrooms with lofted ceilings, traditional features and stunning en suite bathrooms.

Ground floor beer cellar

There is a small shop on site selling locally produced goods, a good addition to the turnover.

Well equipped commercial kitchen with a separate wash up/prep area, laundry and store rooms

Ladies, gents WC's







Letting Accommodation

Five very attractive, en suite letting rooms with king size beds and accompanied with all the modern luxuries you would expect. The rooms appeal to the corporate market during the week and leisure customers on the weekend, visiting the stunning local area. Average room rate achieved is c.£100 a night B&B.

Owner's Accommodation

Located over the first floor and includes a bedroom/store, lounge, bathroom, kitchenette and office.

Fixtures & Fittings

We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once deal is agreed)



External Details

Car park with space for c.40 vehicles.

Trade garden to the front of the property with seating for c.80

The Opportunity

The Red Cow is a well established business, trading as a country dining pub, it consistently offers a quality level of service and high standards of food and accommodation to retain its continuing popularity.

The business's reputation has been built steadily over the years backed up by an excellent team of staff that could smoothly transfer to a new owner. A new operator would immediately benefit from the pub's excellent reputation and steady stream of clientele.

Staff

Some staff will need to be transferred under TUPE. A list of staff will be made available to seriously interested parties.





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Drawing Key

Rev	Date	Amendment
1	11/11/2020	Issue for client

BakerLife
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Project: Floor Plans

The Red Cow
11 High Street
Chesham
SG8 8RN

Drawing No: 8888-22-JP-22
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1



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:

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