The Kings Arms

Kings Arms Lane, Polebrook,
Peterborough
Cambridgeshire
PE8 5LW

Freehold: OIEO £520,000

Ref: 3858282

KEY HIGHLIGHTS

- Popular pub/restaurant in affluent area
- Bar 20 Nook 8 Dining 28 Conservatory 30
- Three-bedroom owner's accommodation
- New thatch in the last year
- Separate barn and ample parking
- Excellent investment opportunity

DESCRIPTION

The Kings Arms in Polebrook is a charming 17th century thatched pub with traditional limestone construction and a Grade II Listing. It features ample parking and a separate barn for flexible use.

The pub offers numerous covers across several dining areas making it ideal for a variety of operators. This property combines historic charm with modern convenience, offering an exciting investment for a new owner.

THE OPPORTUNITY

Trading as a country dining pub, the Kings Arms consistently offers a quality level of service and high standard of food and drink to retain its continuing popularity. It has a loyal community following that bolsters the business throughout the year.

The business' reputation has been built steadily over the years and a new operator would immediately benefit from the pub's excellent reputation and steady stream of clientele.

INTERNAL DETAILS

The property has a versatile interior with bar seating for c. 20, a cosy nook for eight, a dining room accommodating 28 covers and a conservatory with space for a further 30. The property includes a commercial kitchen with a walk-in fridge and ample storage.

The décor is charming and traditional which creates a warm and inviting ambiance. Full of historic charm and modern amenities, it offers a welcoming atmosphere suitable for various dining and drinking occasions.

EXTERNAL DETAILS

Ample external space including parking for 20 vehicles, a rear patio garden with seating for 20, and sunlit front benches at the front for around 30 guests. The separate barn, adjacent to the car park, is currently used as storage but offers a wide range of potential uses, including letting rooms (STPP).

OWNER'S ACCOMMODATION

There is a flat over the first floor consisting of three bedrooms, a kitchen, lounge and bathroom, and is suitable for an owner or manager.

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.

TRADING INFORMATION

Basic account information has been made available by the tenant showing an average gross weekly turnover of £10k per week, throughout 2024.

STAFF

Some members of staff may need to transfer under TUPE, depending on the structure of the deal that is agreed.

TRADING HOURS

The pub now trades six days a week, closed on a Monday.

DEVELOPMENT POTENTIAL

The barn adjacent to the car park has development potential for a range of uses (STPP).

BUSINESS RATES

The business has a rateable value of £17,750. The payable amount is c. half of this (plus any further government discounts currently in place).

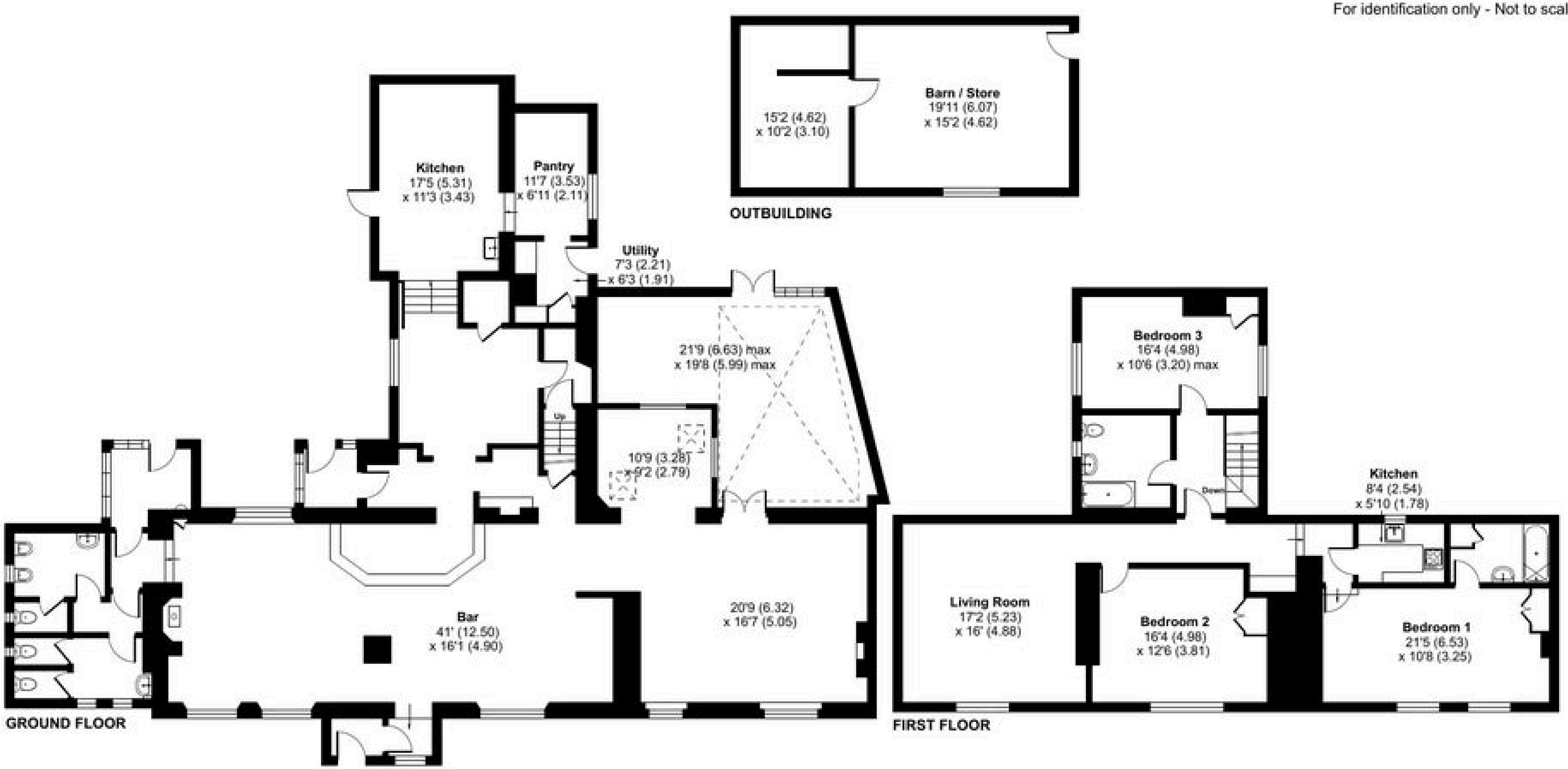
REGULATORY

Premises licence


THE
KINGS
ARMS

Kings Arms Lane, Polebrook, Peterborough, PE8

Approximate Area = 4091 sq ft / 380 sq m
Outbuilding = 465 sq ft / 43.1 sq m
Total = 4556 sq ft / 423.1 sq m
For identification only - Not to scale



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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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