


# HIGHWAYMAN COOKHOUSE & PUB

Marlborough Road, Colmworth Business Park, Eaton Socon, St. Neots, Cambridgeshire, PE19 8YP

**LONG LEASEHOLD: £450,000 + VAT ANNUAL RENT: PEPPERCORN RENT | REF: 3868014**

CHRISTIE & CO

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## KEY HIGHLIGHTS

- Long Leasehold Restaurant & Bar
- Colmworth Business Park
- Adjacent to a 71 bedroom Premier Inn
- 210 covers across restaurant and bar
- Shared Parking with Premier Inn
- Energy Rating: C



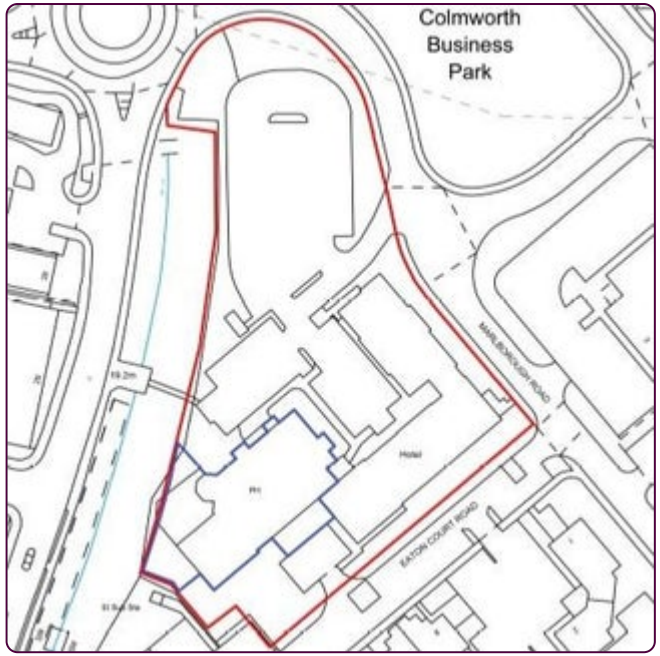

## LOCATION

The Highwayman occupies a prominent roadside position within Colmworth Business Park in Eaton Socon, St Neots, a well-established commercial and leisure cluster situated immediately off the A1 trunk road and close to its junction with the A428.

The property benefits from excellent accessibility to major regional routes, with the A1 providing direct north–south connectivity and the A428 linking to Cambridge, Bedford and Milton Keynes. Eaton Socon forms part of the wider St Neots urban area, located approximately 1.5 miles south-west of the town centre, and is characterised by a mixture of residential neighbourhoods, light industrial estates and retail provision, supporting a strong and consistent local customer base.

St Neots is the largest town in Cambridgeshire, with a population in excess of 33,000, and serves a broad catchment extending across Huntingdonshire and into neighbouring Bedfordshire. The property is well connected by public transport, with St Neots railway station approximately 2 miles to the north-east, providing direct services to London and Peterborough on the East Coast Main Line, alongside established local bus routes serving Eaton Socon and the surrounding settlements.

The area is further enhanced by its proximity to the River Great Ouse and local attractions including Riverside Park, St Neots Museum and Eaton Socon Castle.






## DESCRIPTION

The Highwayman is a substantial detached, purpose-built building of modern construction, arranged over two storeys beneath a pitched tiled roof. The property presents a functional and contemporary appearance, with predominantly brick elevations complemented by extensive glazed sections designed to maximise natural light within the trading areas.

Externally, the property benefits from a clearly defined customer entrance to the front elevation, with level access suitable for disabled users. The site is supported by a shared customer car park with the adjacent Premier Inn, providing ample and convenient parking provision for patrons. In addition, there is a trade garden located to the side of the property, offering approximately 60 covers, which provides valuable external seating and enhances seasonal trading.

## FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

## STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.

## TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

## TRADING HOURS

The Highwayman Cookhouse + Pub currently operates the following hours:
Monday to Friday: 6:30am – 11:00pm
Saturday: 7:00am – 11:00pm
Sunday: 7:00am – 10:30pm

## BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £400,000. Confirmation of actual rates payable should be sought from the Local Authority.









## TENURE

Long leasehold is to be sold as a trading going Concern (TOGC). The property is held under a long lease granted by The Artisan Developments Ltd for a term of 999 years from 6th February 2002. Approximately 975 years remain unexpired. The lease is subject to a nominal ground rent of £1 per annum.

## INTERNAL DETAILS

Customer access is provided from the main car park, with double entrance doors opening into a central reception area, creating a clear point of arrival and distribution into the trading space. The principal bar servery is positioned centrally within the layout, acting as the focal point of the operation, with customer toilet facilities located immediately to the right-hand side for ease of access. To the rear right-hand side of the building there are additional accessible WCs and baby changing facilities, supporting family use and inclusivity.

The internal accommodation is arranged across six distinct trading zones, providing a well-segmented and flexible customer environment. To the rear left, a casual seating area incorporates a series of fixed booths, offering a more informal dining setting. The main dining area is situated beyond the self-service section adjoining the central bar, supplemented by two further trading zones comprising a mix of loose tables and seating arrangements, which are particularly suited to accommodating larger group bookings and improving overall capacity management. Access to the external areas, including the garden and terrace, is also provided from the right-hand side of the building. In addition, double doors provide access to a dedicated children's soft play area, which is capable of accommodating up to approximately 65 covers and can operate independently where required. In total, the property offers circa 300 internal covers, supporting a high-volume, family-led trading operation with strong flexibility across a range of customer groups and occasions.

Back of house accommodation comprises a fully fitted commercial kitchen equipped with mechanical extraction and arranged into clearly defined operational areas, including dedicated starter and dessert preparation sections and a separate pot wash facility. The layout supports efficient kitchen workflow and segregation of food preparation and cleaning functions. Ancillary areas include multiple storage rooms, a walk-in refrigerator and walk-in freezer, together with a cellar serving the bar operation. Staff facilities comprise a changing room, separate toilet facilities and an office. Direct access is provided to a rear service yard incorporating bin storage, facilitating deliveries and waste management separate from customer-facing areas.

## OWNER'S ACCOMMODATION

The first floor provides ancillary residential accommodation comprising a self-contained three-bedroom manager's flat, including a kitchen, lounge and bathroom. In addition, there are two self-contained one-bedroom studio units, each arranged with an open-plan lounge/kitchen area and separate bathroom facilities. Further accommodation at first floor level includes a store/plant room together with access to the loft space.

## EXTERNAL DETAILS

The property has an array of seating located to the rear of the property offering seating for approximately 60 covers.

## OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal -The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction.
- Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.
- Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

Service Charge (excluding Whole Sites) - The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.

VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.

## REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).






THE
HIGHWAYMAN
COOKHOUSE+PUB

# 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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## INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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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