



The Oliver Twist Country Inn

- Renovated pub with rooms
- Ten ensuite letting rooms
- Lounge bar and restaurant (c. 40)
- Four-bedroom owner's accommodation
- Large customer car park (c. 20)
- 2024 T/O £429k Energy Rating B & C

High Road, Guyhirn, Wisbech, Cambridgeshire, PE13 4EA

Freehold: OIEO £750,000

Ref: 1456937

LOCATION

The Oliver Twist Country Inn occupies a prominent position in the village of Guyhirn in Cambridgeshire and overlooks the northern bank of the River Nene at the junction of the A141 and A47 and is close to the historic city of Cambridge and Ely Cathedral. The population is included in the civil parish of Wisbech St Mary which is a village in the Fenland District of Cambridgeshire with a population of 3,556 in the 2011 Census.

Approximate distances are two miles west of Wisbech, five miles north of March, 13 miles east of the major city of Peterborough and 76 miles north of London. Guyhirn lies four miles south of the Lincolnshire border.



DESCRIPTION

This well presented, two-storey detached country inn blends traditional charm with modern luxury. Built in classic brick under a tiled roof, the property includes a characterful single-storey extension and has undergone extensive refurbishment to an exceptional standard throughout. Adjacent to the car park, there is a purpose-built single-storey block comprising four ensuite guest rooms. Each unit is finished to a high standard and includes a private entrance, offering self-contained accommodation. Additionally, the former restaurant area has recently been converted by the current owners into four ground-floor ensuite guest rooms. These newly developed rooms are accessed via individual entrances from both the front of the building and the internal restaurant space, providing further high-quality, self-contained accommodation.

The owner's private accommodation is accessed via an internal staircase, with two of the guest letting rooms also located on the first floor.

This family-run business is highly regarded for its outstanding four-star guest accommodation and its popular, well-reviewed restaurant. It proudly holds the prestigious Visit Britain Four Diamond Guest Accommodation Award, a mark of excellence in hospitality.



GROUND FLOOR

* Front entrance into lobby with feature fireplace * Bar area & servery with bar stools * Wooden flooring throughout * Large feature windows * Feature fireplace * 40 seater restaurant * Well equipped kitchen with a commercial trade inventory * Air conditioned cellar * Four brand new ensuite letting rooms.

A range of ancillary storage areas * Customer & disabled WCs.

LETTING ACCOMMODATION

The Oliver Twist Country Inn offers ten ensuite guest rooms, providing a mix of family, king deluxe, and single occupancy options. Accommodation is split between the main building and a purpose-built annex:

Main Building: 6 rooms (4 ground floor, 2 first floor)

Annex: 4 ground-floor ensuite rooms, accessed directly from the car park

All rooms are well appointed and include air conditioning/heating, television, coffee pod machines, hairdryers, and ensuite shower rooms. Rooms in the annex additionally feature a comfortable settee or armchair. This setup offers flexible, high-quality accommodation suitable for a range of guest needs, with independent access enhancing privacy and convenience.



OWNER'S ACCOMMODATION

Located on the first floor owner's accommodation comprises a spacious open-plan living area, a modern fitted kitchen with dining space, a tiled bathroom, and 4–5 bedrooms. The accommodation benefits from an integrated air-conditioning and heating system.

TRADING INFORMATION

Trading figures for the year ended March 2024, show net sales of £429,286.

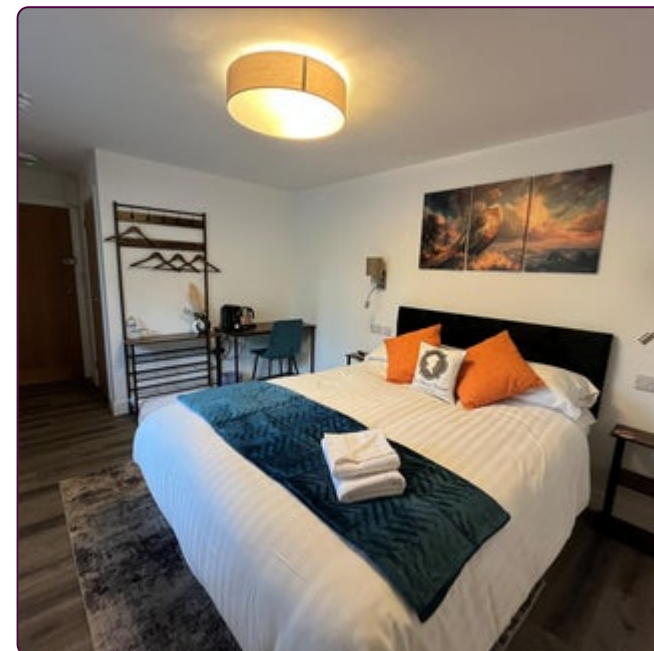
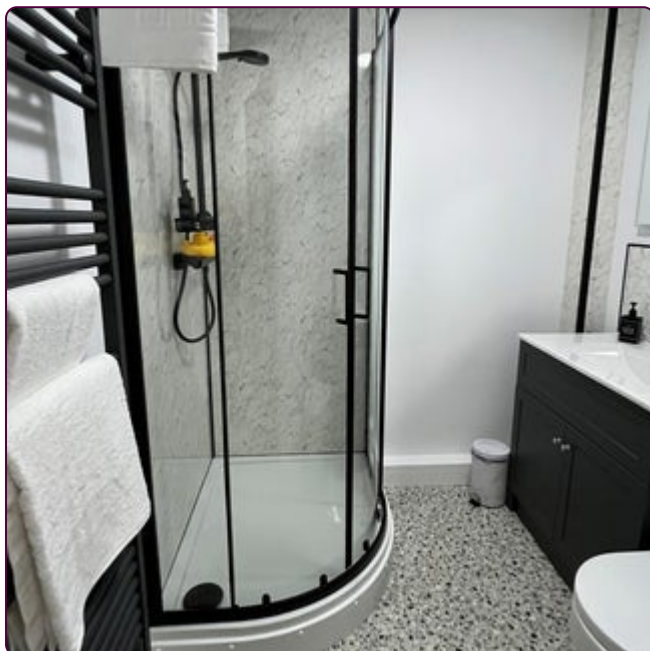
Further and more detailed trading information will be made available to interested parties following a formal viewing of the business.

THE OPPORTUNITY

The Oliver Twist Country Inn operates as a well-established pub and guest accommodation business, consistently delivering high standards of service and food. The inn enjoys strong repeat trade, driven by its popular and regularly updated menus, and is well supported by the local community.

The business currently offers ten ensuite letting rooms,

which contribute approximately 50% of the total revenue. With the recent addition of four newly converted guest rooms, there is clear potential for this proportion to increase, enhancing the overall profitability of the operation. The inn's reputation has grown steadily, presenting an excellent opportunity for a new operator to benefit from its established customer base and strong market presence.





EXTERNAL DETAILS

The property occupies a generous plot that includes the main building footprint, a front slabbed trade patio with outdoor seating, and a private rear garden featuring a small pond and jacuzzi. A dedicated car park provides space for approximately 20 cars.

FIXTURES & FITTINGS

Fixtures and fittings are included within the sale, with the exception of some personal effects.

STAFF

The business is operated by the current owners with support from a team of full-time and part-time staff. Further staffing details are available upon request.

BUSINESS RATES

The rateable value effective from 1 April 2023 is £10,100.

REGULATORY

Premises Licence

TENURE

Freehold

TRADING HOURS

Monday: 4pm-10:00pm

Tuesday - Friday: 7am-10:30am/4pm-10:00pm

Saturday: 8am-11:00am/4pm-11pm

Sunday: 8am-6.00pm

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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CONDITIONS OF SALE

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