



The Cabinet

High Street, Reed, Hertfordshire, SG8 8AH

Tenure - **Freehold**

Guide Price - **£595,000**

Fleurets 
Leisure Property Specialists



Summary

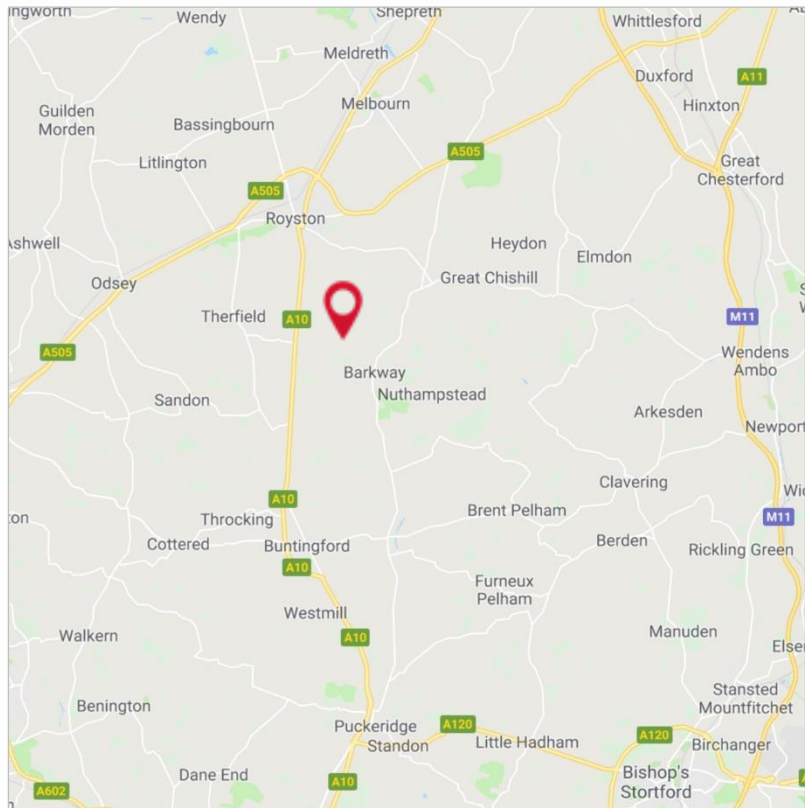
- Detached Public House with car park and grounds
- Potential for destination dining pub / restaurant
- Affluent catchment area
- Possible 100 + covers for indoor and outdoor trading
- Closed to trade (currently laid out for residential use)
- Total site area 1988.40 sq m (0.5acres)

Location

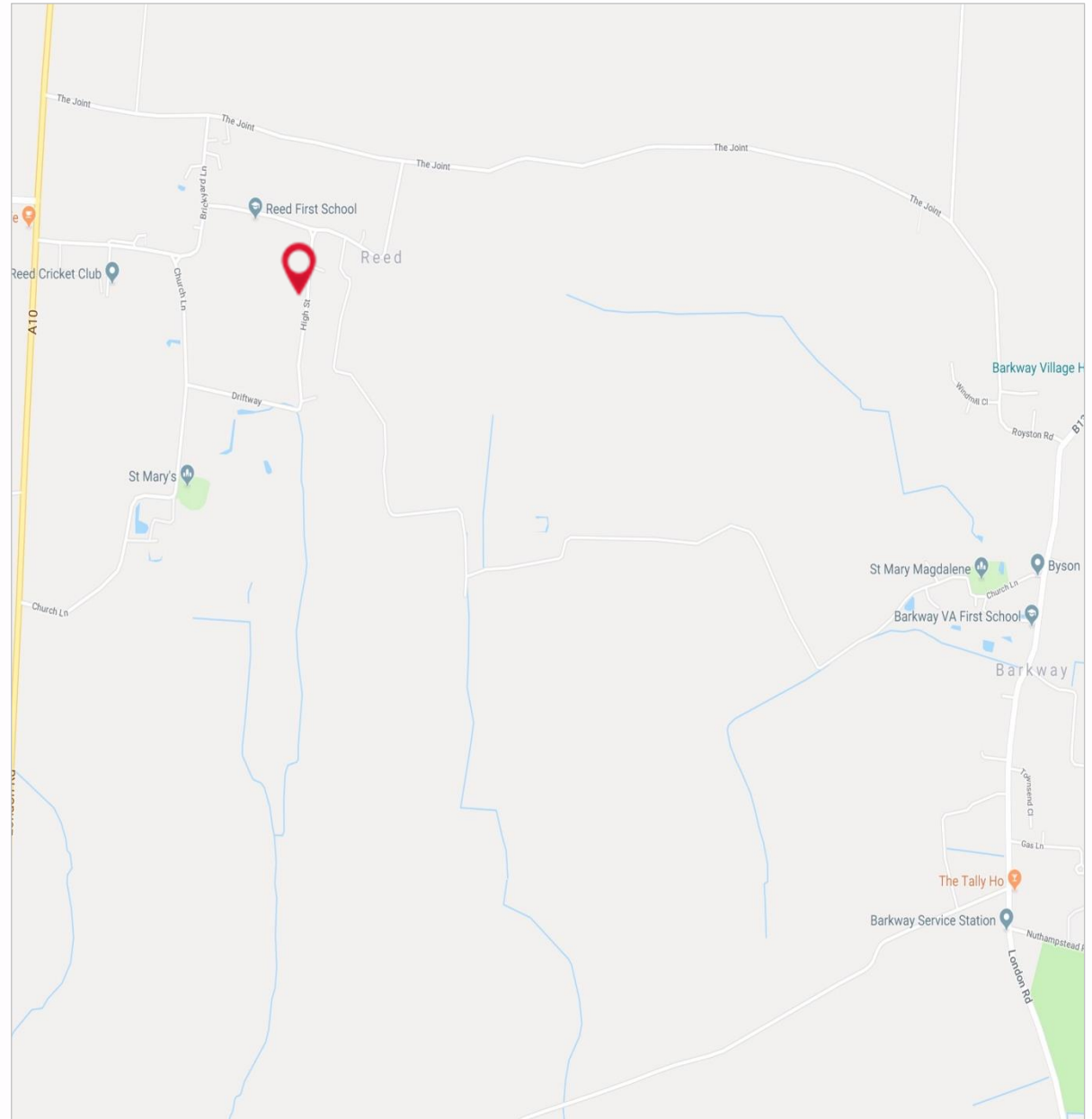
Situated in the affluent picturesque village of Reed in North Hertfordshire, located on the high street which is a residential location which is approximately 3.5 miles from Royston and positioned within 0.5 miles of the busy A10, providing access to local thriving market towns such as Buntingford and Puckeridge.

Viewing

Strictly by appointment through Fleurets' East office on 01223 402 600.



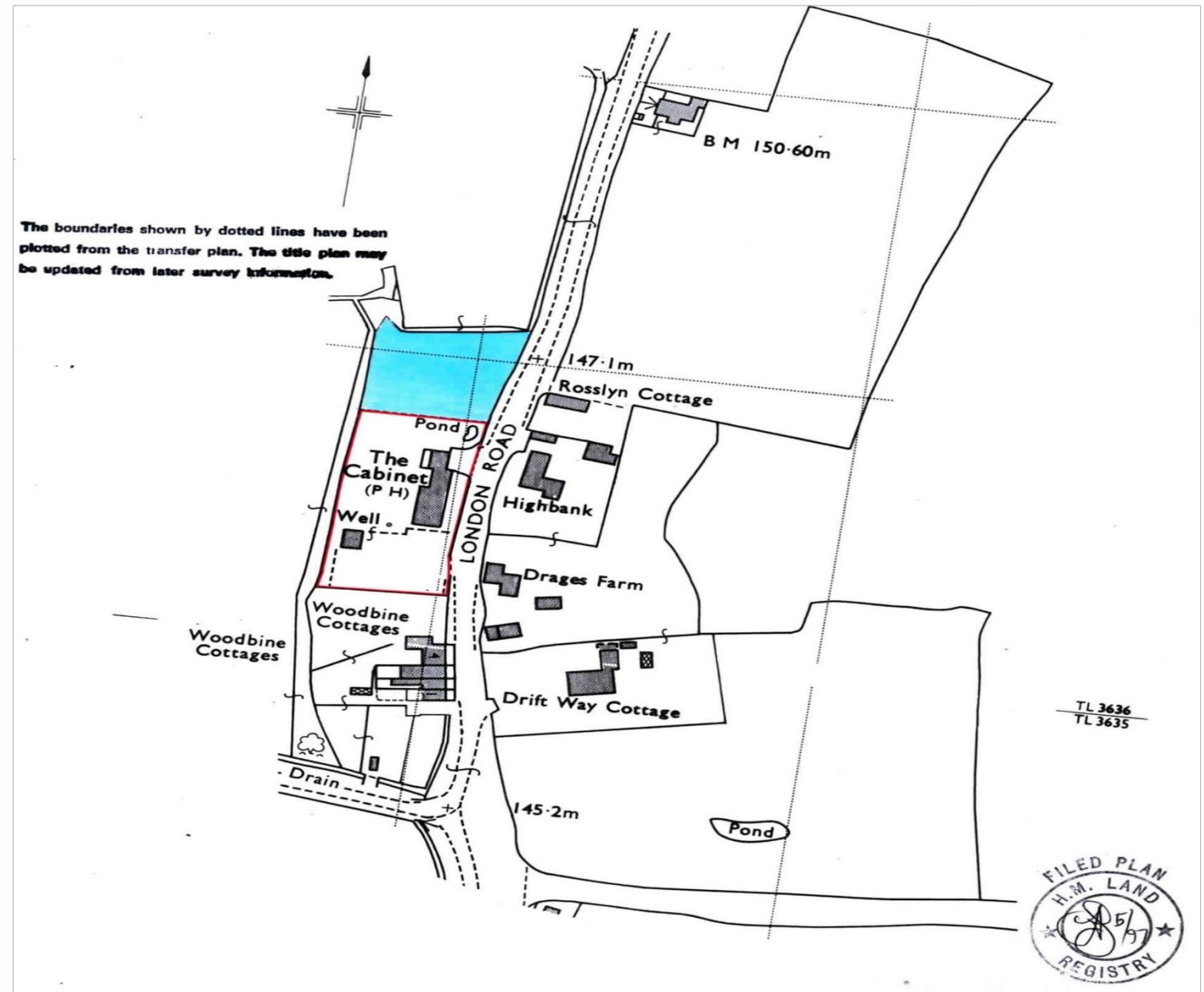
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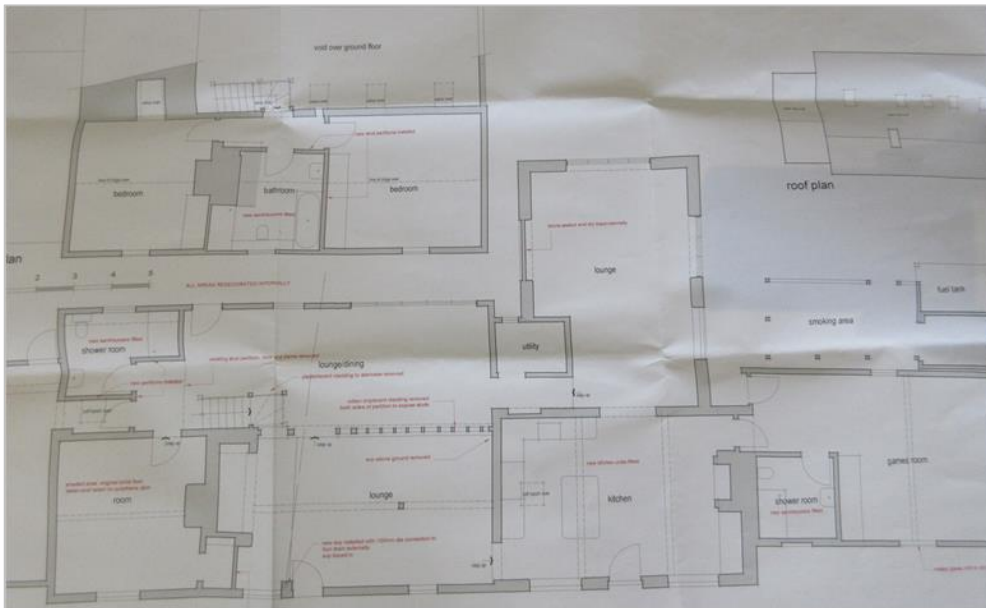
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Description

A 16th Century two storey detached property, under a pitch and tiled roof with single storey pitch roof extension to the sides and the rear. Property is timber clad and painted white. The property has a Grade II listing. To the front of the property is a large patio garden which could comfortably accommodate approximately 30 covers. Shingle car park to side with space for circa 25 vehicles. Potential for extensive trade garden to side and rear. Rear patio area partially covered with space for approximately 25 covers. Storage shed to car park with timber construction. Willow tree overhanging with pond immediately adjacent to the front of the property. Paved parking area to the front for approximately three vehicles with wooden gate access to the rear of the property.







Business

The business is currently closed to trade however previously operated as an award winning destination dining pub and function venue. The pub was last known to be trading in 2011.

Accommodation

Please note that currently all areas are furnished for residential living and therefore a site visit to ascertain redecoration and refurbishment is highly recommended.

Ground floor

Main entrance into domestic kitchen area from front patio garden, ground floor also consists of a games room with shower room, main lounge, split lounge dining room with timber frame, private dining room, office, utility room and further shower room.



First floor

With stair access from lounge dining room leading to two double bedrooms, with bathroom between both rooms

External

Paved garden area to front of property, with parking space for approximately three vehicles, large gravel carpark for approximately 20 vehicles, with wooden barn at one end. Large garden with majority laid to grass and patio area. Large willow tree covering pond to the front of the property, adjacent to access to the rear of the property.





Tenure

Freehold. Currently used for residential purposes. Sold with vacant possession.

Licence

From enquiries that we have made it is understood that a Premises Licence is not registered for this property and applicants are requested to make their own enquiries with North Hertfordshire District Council.

Planning

Property is Grade II Listed and is situated within a conservation area. The property is also registered as an Asset of Community Value (ACV) until the 1st April 2019.

Council Tax & Business Rates

The property is in an area administered by North Hertfordshire District Council. The domestic accommodation is within Band 'G' for Council tax purposes. Purchasers will need to contact North Hertfordshire District Council to establish business rates.

Services

We are advised that the property benefits from all mains services which were fully restored in 2016. Enquiries may need to be made as regards commercial gas supply for trade kitchen.

EPC

The property is Grade II Listed and therefore exempt from the requirement of an Energy Performance Certificate.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets' office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Valuations & Rent Reviews

Fleurets has the largest team of Chartered Surveyors to specialise nationally and exclusively in the Capital and Rental Valuation of Licensed property. For professional Valuations, Rent Reviews, Consultancy, Expert Advice, Rating and Planning advice please contact your local Fleurets office.



For further information please log onto **fleurets.com** or give Gareth a call.



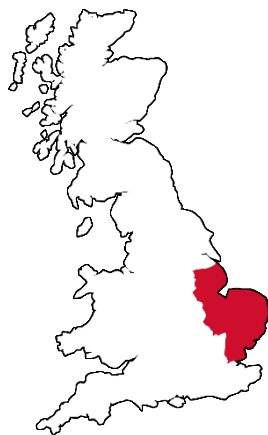
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