



The Chequers

London Road, Barley, Hertfordshire, SG8 8JQ

Leasehold £60,000

- Situated close to Royston and Duxford IWM
- Refurbished detached public house
- Bar and dining for 40 covers
- Three external trade areas (90-100)
- 3-4 bedroom owners accommodation
- Held on a favourable free-of-tie lease

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LOCATION

The Chequers is situated in the picturesque village of Barley, on the Hertfordshire/Cambridgeshire/Essex border. It sits in an idyllic country position approximately 3 miles south-east of Royston, the nearest major town which houses all major amenities. The area is well-known as the home of Duxford Airfield and Imperial War Museum which draws in large numbers of visitors throughout the year, especially on air show weekends. The area is also particularly popular with cyclists.

Barley lies a short drive from the A505 which provides fast road access between the M11, A10 and A1 (M). Main line railway services are available from Royston with Thameslink and Great Northern Services to London Kings Cross and Cambridge.

The Chequers is a detached public house of brick construction under a pitched tile roof. It houses a host of original features including exposed timbers and stripped wood flooring. Despite the age and character of the property, it is not a listed building.

TRADE AREAS

- BAR: With stripped wood flooring, part-panelled walls and exposed timbers. Notable log burner fireplace with projector and screen above. Seating for 40 plus more sat at the bar.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- TRADE KITCHEN: With double deep fat fryer, 6 burner range cooker, 2 commercial microwave ovens, undercounter fridges, turbo electric oven, dishwasher, coffee machine and DRY STORE.
- WAITER AREA.
- GROUND FLOOR CELLAR.

OWNERS ACCOMMODATION

Located at first floor level comprising:

- LANDING/OFFICE.
- BATHROOM.
- 3 DOUBLE BEDROOMS.
- DOUBLE BEDROOM/LIVING ROOM.

EXTERNAL

- FRONT TRADE PATIO: With 5 picnic benches and potential for many more.
- BEER GARDEN: With 7 picnic benches and space for a marquee.

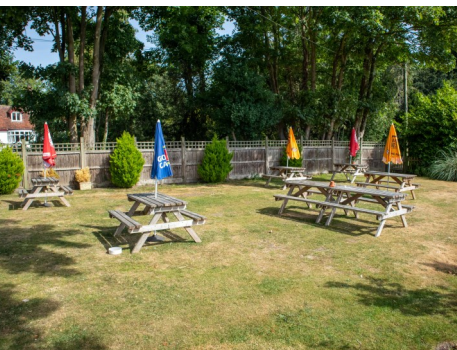
- SIDE GARDEN: With 3 picnic benches and pétanque pitch.
- CAR PARK: With space for 20-25 vehicles.
- BIN STORE
- PRIVATE YARD: With shed/fridge & freezer storage.

THE BUSINESS

The Chequers operates as a traditional British public house which focuses on an eclectic range of ales and ciders, supported by a pub fayre food offering. Since its refurbishment and re-brand under the current ownership, the Chequers has become a popular village pub and eatery which also draws in custom from the surrounding villages. It hosts a range of popular events including quiz nights, live music and its famous beer, sausage and cider festival. The business also hosts two pétanque teams.

Draft accounts for the year ending June 2024 show a net turnover of £213,506 which is expected to increase to circa £250,000 for the full trading year ending August 2024. Further accounting details can be made available to serious parties following a formal viewing.

The Chequers is an ideal purchase for a hands-on operator couple/family who want to take an established and growing business to the next level.



TENURE & PRICE

LEASEHOLD £60,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Chequers is held on a full repairing and insuring lease agreement from a private individual, for a term of ten years commencing 21st November 2022. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent currently stands at £20,400 inclusive of VAT per annum paid quarterly in advance, subject to annual RPI adjustments. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

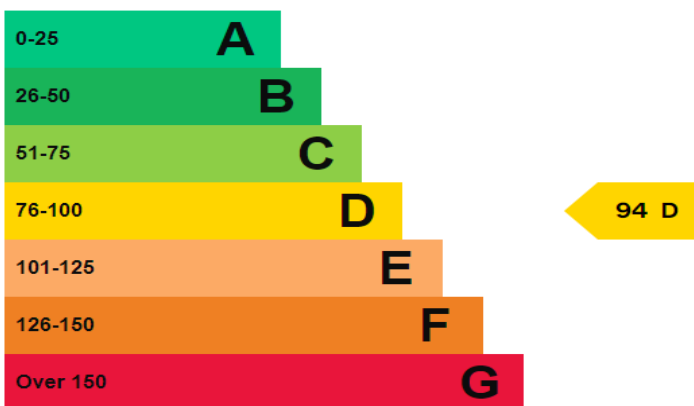
Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water, electricity and drainage are connected.
Central heating is via oil. Kitchen fuel via LPG.
Local Authority: North Hertfordshire District Council
Rateable Value as at 01 April 2023: £2,000



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