



The Golden Pheasant

1 Main Road, Etton, Peterborough, Cambridgeshire, PE6 7DA

Tenure: Lease Premium: £80,000

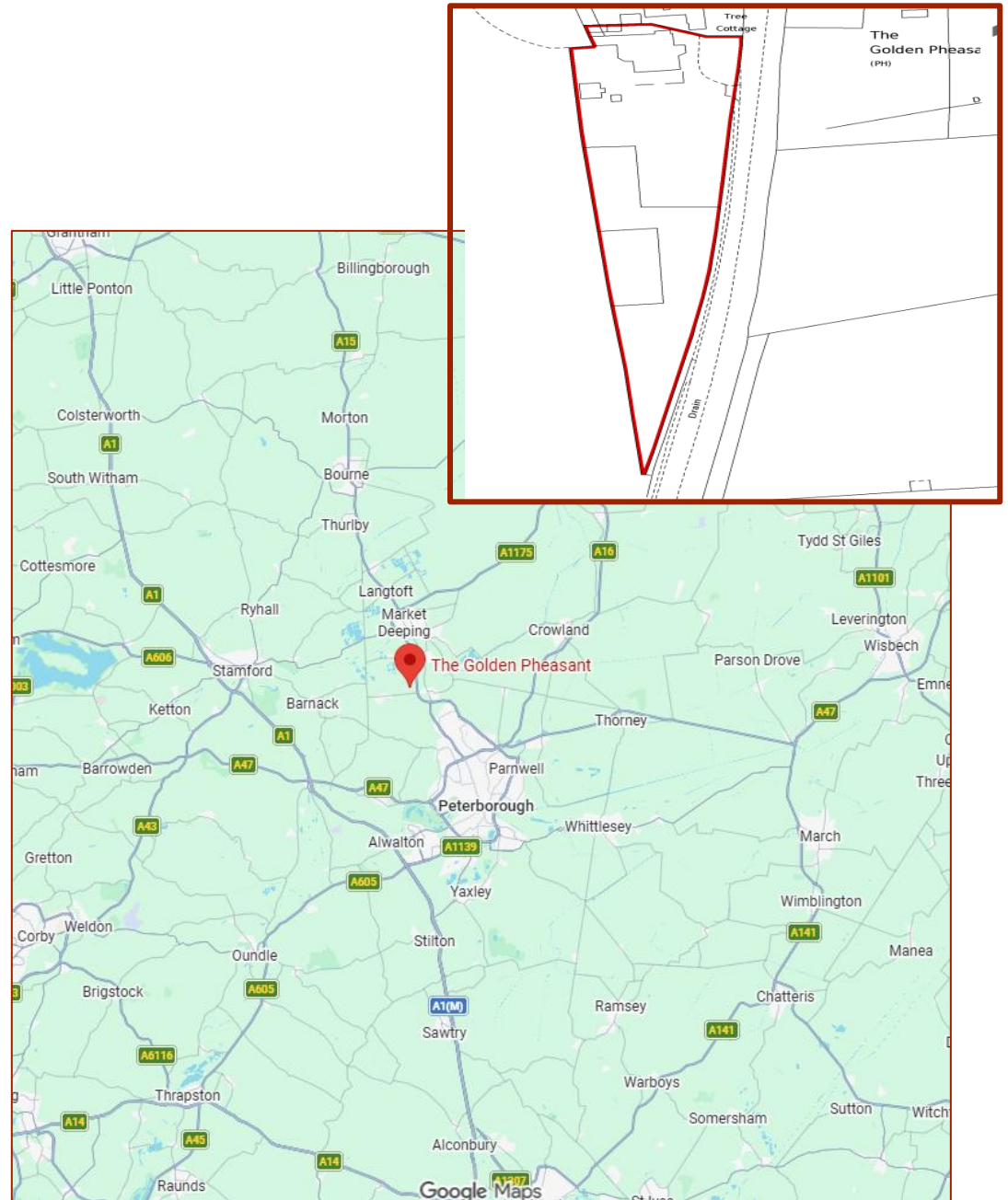
Ref: 96524

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Picturesque North Cambridgeshire village
- Detached, stone-built country pub & restaurant
- Large car park with marquee, beer garden & patio
- Fully-fitted commercial kitchen and ground floor cellar
- Free-of-tie lease with 10+ years remaining
- Dedicated owners' flat and enclosed garden



Trade Areas

Front access via the car park/trade patio which leads directly into the MAIN BAR. The main bar benefits from seating for 34, part wood, part carpet flooring, an open fireplace with feature ornate surround and a main bar servery. RESTAURANT with seating for 26 and wood flooring. INNER HALL with stairs to the first floor, an understairs store cupboard, access to a CONSERVATORY which has seating for 8 and entry to the LADIES' and GENTLEMEN'S TOILETS.

Ground floor CELLAR comprising a barrel room and spirits store with an external delivery door.

Fully-fitted COMMERCIAL KITCHEN with POTWASH AREA and a REAR HALL with space to house fridges/freezers.

FIRST FLOOR

Landing with entry to the private accommodation and a MEETING ROOM with seating for 24 and carpet flooring.

Owners' Accommodation

DOUBLE BEDROOM. LOUNGE. KITCHEN. SHOWER ROOM. STOREROOM. Private external staircase to the owners' yard.

External

Front CAR PARK with space for 40 vehicles. Front TRADE PATIO with bench seating for 100. TRADE GARDEN with bench seating for 36, an OUTSIDE BAR, a children's play area and a lawned recreation area. Enclosed private OWNERS'/SERVICE YARD which includes a BOILER ROOM. TWO WOODEN STORAGE SHEDS. MARQUEE with seating for 120, a dedicated bar servery and a cellar as well as access to a fully-fitted CATERING KITCHEN with fridge/freezer store area.





The Business

The Golden Pheasant operates as a destination, food-led country pub which also attracts local custom. The business is well known for its events which usually take place in the large marquee situated in its grounds. These events include beer festivals, annual village fêtes, live music sessions, wedding receptions, birthday parties, wakes and VE Day celebrations. The venue is also well supported by a local hockey club and holidaymakers/caravanners who take advantage of its sizeable plot/car park. As the business is listed on the Helipaddy App, the site is also visited by helicopter pilots who can land on the lawned recreation area within the property's sizeable plot.

Our clients oversee the business which is currently operated by two full-time and ten part-time members of staff. Should a more 'hands on' operator take the reins, staffing costs could be reduced.

Net turnover for the year ended 30 April 2025 stood at £284,888 per annum. Further accounting detail will be made available to serious parties following a formal viewing.









Tenure & Price

LEASEHOLD Premium: £80,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

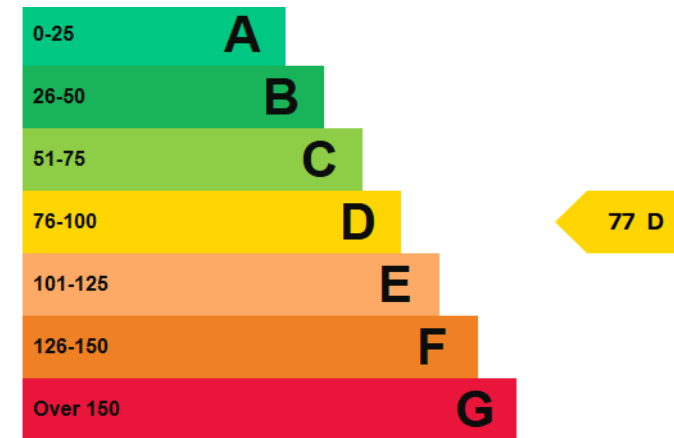
The Golden Pheasant is held on a full repairing and insuring lease from Milton Estates Company for a term of fifteen years, commencing December 2021. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £26,000 per annum paid quarterly in advance, subject to five yearly rent reviews, the next due in December 2026. 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.

Licences

A Premises Licence is held permitting the retail of alcohol:
Seven days a week: 08:00 – 02:00.

Services

Mains electricity, water and drainage are connected.
Oil-fired central heating and LPG for cooking.
The property benefits from a fire alarm and a 10 camera CCTV security system.
Rateable Value: £24,000.
Local Authority: Peterborough City Council.







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.