



The Carpenters Arms  
1 North Green  
Coates  
Peterborough  
PE7 2BQ

VILLAGE PUBLIC HOUSE

IMMEDIATELY AVAILABLE

SITUATED IN MIXED COMMERCIAL /  
RESIDENTIAL LOCATION

## EXISTING LICENSED PREMISES

275.41 m<sup>2</sup> (2,965 ft<sup>2</sup>)

Approximate Net Internal Floor Area

(0.068 acres (0.027 hectares))

**For Sale**

£150,000

### Location

The property is located in the village of Coates, Peterborough, Cambridgeshire and is adjacent to the A605 Coates Road, the main road linking the village with both Whittlesea and Peterborough.

Coates is a quiet village situated approximately 8 miles east of Peterborough and 3 miles east of Whittlesea.

The premises themselves occupy a prominent position on the village green, adjacent to the main road running through the village.

### Description

The premises comprise a two-storey, traditional brick built public house. The ground floor accommodation consists of two trading areas, a public bar and a lounge bar, which are positioned on either side of the central bar servery. To the rear of the premises there is a games

room along with ladies and gents w.c.'s. The property also includes a basement beer cellar, whilst three bedroom owners accommodation is situated at first floor level.

To the rear of the premises there is a small yard with a garage and two-storey outbuilding. There is a paved area to the front of the premises offering an additional trading area with timber bench seating.

### Accommodation

Ground Floor	180.93 m <sup>2</sup>	1,948 ft <sup>2</sup>
First Floor	94.48 m <sup>2</sup>	1,017 ft <sup>2</sup>
Beer Cellar	16.50 m <sup>2</sup>	178 ft <sup>2</sup>

**TOTAL (excluding beer cellar) : 275.41 m<sup>2</sup> 2,965 ft<sup>2</sup>**

Approximate Net Internal Floor Area

Chesterton Humberts Commercial

0115 947 6236

## Planning

We have been advised by Fenland District Council that the property has planning consent for licensed use. We have also been advised that the premises could be utilised for alternate uses, subject to planning. Both commercial and residential proposals will be given consideration by the Local Authority.

The property is not Listed, however, it is situated in a Conservation Area.

For further information please contact Fenland District Council on 01354 654 321.

## Business Rates

The premises have a current Rateable Value of £11,250.

Rates Payable (2012/13) are: £2,929.79

## Price

The premises are available freehold with vacant possession at a price of £150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS).

## VAT

Please note that Value Added Tax (V.A.T.) will be in addition to the purchase price.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Energy Efficiency Rating

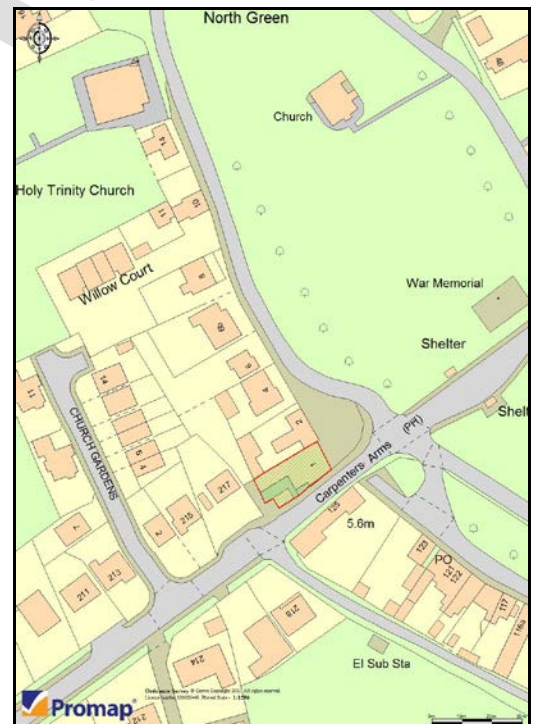
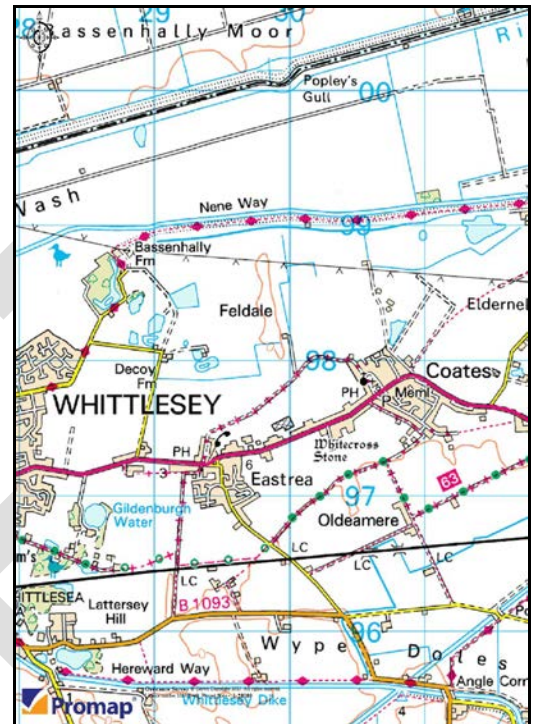
The property has an Energy Performance Rating of E. For further details please contact the sole selling agents.

## Viewing

Strictly by prior appointment through the sole selling agents, Chesterton Humberts

## Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.



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