

The Three Horseshoes, Cambridgeshire

11206



CAMBRIDGESHIRE VILLAGE PUB
RESTAURANT, TURN-KEY OPPORTUNITY
OFFERING CONSIDERABLE POTENTIAL,
OPEN PLAN TRADING AREAS, LOUNGE
BAR, DINING ROOM, POOL ROOM,
GARDENS,

The Three Horseshoes, 344 March Road,
Turves, Peterborough, Cambridgeshire, PE7
2DN

GUIDE PRICE £260,000
FREEHOLD

LOCATION

Located in the rural village of Turves situated approximately 11 miles east of Peterborough and 6 miles west of March in the Fenland district of Cambridgeshire.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.



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TOP 50 GASTROPUBS



THE BUSINESS

Owned by our clients for the past 20 years, this substantial pub restaurant offers well presented open plan trading accommodation with extensive 5 room private accommodation offering potential for letting bedrooms.

THE PREMISES & TRADING FACILITIES

Nicely presented open plan through flowing trading areas comprise a good size lounge bar with long bar servery, a dining area with feature brick and timbered fireplace and a pool room with pool table. There is an equipped catering kitchen facility and good ancillary and storage areas. Outside seating areas and car park.

OWNERS ACCOMMODATION

Extensive private accommodation is located on the first floor and comprises 5 rooms plus a fitted dining kitchen, utility room, a bathroom and a shower room. There is also a private roof garden.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers are sought in the region of £260,000 for the freehold premises and trade fixtures and fittings.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.