RAILWAY TAVERN

STATION ROAD
GREAT SHELFORD
CAMBRIDGESHIRE
CB2 5LR

- DEVELOPMENT/ALTERNATIVE USE OPPORTUNITY (subject to planning)
- FREEHOLD PUBLIC HOUSE FOR SALE
- SITE AREA OF APPROX. 0.3 ACRES
- OIRO £425,000 excluding VAT
LOCATION

Great Shelford is an affluent village, population c 4,000, located 4 miles to the south of Cambridge in the county of Cambridgeshire.

The property adjoins the rail line and is directly opposite Great Shelford British Rail station which provides a very quick service to Cambridge (8 minutes) in addition to London Liverpool Street.

PROPERTY

The two storey detached property has a pitched slate roof, rear trade garden and front parking area with approximately 35 spaces.

From Promap it has been calculated that the property provides the following approximate areas:

- Site area: 0.3 acres
- Gross ground floor area: 1,185 sq ft (110m²)

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

PLANNING

We have been verbally advised by the local planning authority that the property benefits from A4 (drinking establishment) use.

Planning permission has previously been granted for an extension to the property (S/2573/03/F).

Interested parties seeking an alternative use or redevelopment are advised to make their own enquiries of South Cambridgeshire District Council, Tel: 08450 450 500.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

- Rateable value: £9,250
- Rates payable 2008/09: £4,273.50

Interested parties are advised to verify these figures with South Cambridgeshire District Council, Tel: 08450 450 500.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

PRICE

We are instructed to invite offers in the region of £425,000 (four hundred and twenty five thousand pounds) exclusive, for the freehold interest with vacant possession. Offers conditional upon planning may also be considered.

VAT will be payable in addition, at the prevailing rate.

VIEWING

The site is being offered for sale on a strictly confidential basis. The public house will continue to trade with the manager, staff and customers unaware of the intention to sell. On no account should any approach be made direct.

For further information or an appointment to view please contact Tom Nichols of sole agents Drake & Company on Tel: 020 7495 7500.