



Cricketers

Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3TH

Freehold £580,000

- Located in affluent Ickleford near Hitchin
- Sizeable extended public house
- Bar (20) and function room (60)
- Six bedroom accommodation with potential for more
- Car park and garden.
- Suitable for alternative use (STPP)

Ref: 93359

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Ickleford is a large village situated on the northern outskirts of Hitchin, a large and affluent commuter town in Hertfordshire. The village lies on the west bank of the River Hiz and boasts a population in the region of 1,800 residents. All major amenities are available in Hitchin including a hospital, numerous schools and a bustling character town centre.

Hitchin and the surrounding towns and villages have become highly desirable commuter towns over the past 40 years due to their fast rail connections to Central London. Services are available from Hitchin into London Kings Cross as well as north to Cambridge and Peterborough. The area is also well connected by the A1(M) with links to the M25 at South Mimms in approximately 30 minutes as well as the North of England.

The Cricketers lies at the northern end of Ickleford on Arlesey Road. The property a sizeable road-side public house which has been extended in recent years to almost double in size. The property is undergoing a range of works, which are currently on hold and therefore the property is in need of refurbishment in a number of areas.

GROUND FLOOR

- BAR: With tiled flooring, wood servery, log burner and exposed timber. Bench and loose seating for 20.
- FUNCTION ROOM: With stripped wood flooring, bar servery and potential to seat 60.
- REAR LOBBY
- 2 x GENTLEMEN'S TOILETS
- GENTLEMAN'S TOILETS (under construction)
- LADIES TOILETS
- DISABLED TOILETS: With baby changing facilities.
- TRADE KITCHEN (under construction)
- GROUND FLOOR CELLAR

FIRST FLOOR (under construction)

- 6 x DOUBLE BEDROOMS
- LARGE OFFICE/STORE/LIVING AREA: With Velux rooflights.
- STORE/POTENTIAL BATHROOM OR KITCHEN

SECOND FLOOR (under construction)

- LARGE LOFT AREA: With potential to divide into up to five rooms.

EXTERNAL

- CAR PARK: Space for 21 vehicles.
- GARDEN & PATIO: Potential to seat 30 to 40.

THE BUSINESS

The Cricketers currently operates as a traditional wet-only public house serving the needs of the local residents.

Trade accounts are unavailable. Any prospective purchasers should make their own assumptions as to future trade levels.

PLANNING

The property benefits from planning permission for the erection of a two-storey and part single-storey extension to create restaurant and additional bedroom facilities for the current public house and bed and breakfast business.

We are of the opinion that the property is suitable for alternative use (STPP), including use as a guest house, conversion into a single dwelling, or development into a number of residential dwellings. Prospective purchasers should make their own enquiries with the relevant local authority.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected. The property benefits from 18 solar panels in addition.

Rateable Value: £2,125

Local Authority: North Hertfordshire Council

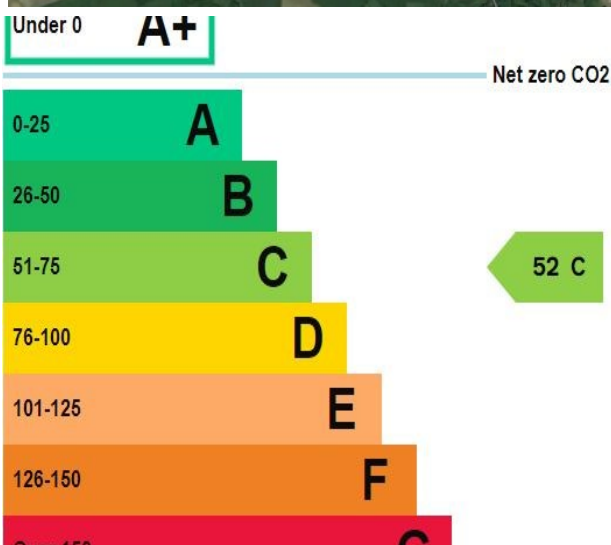
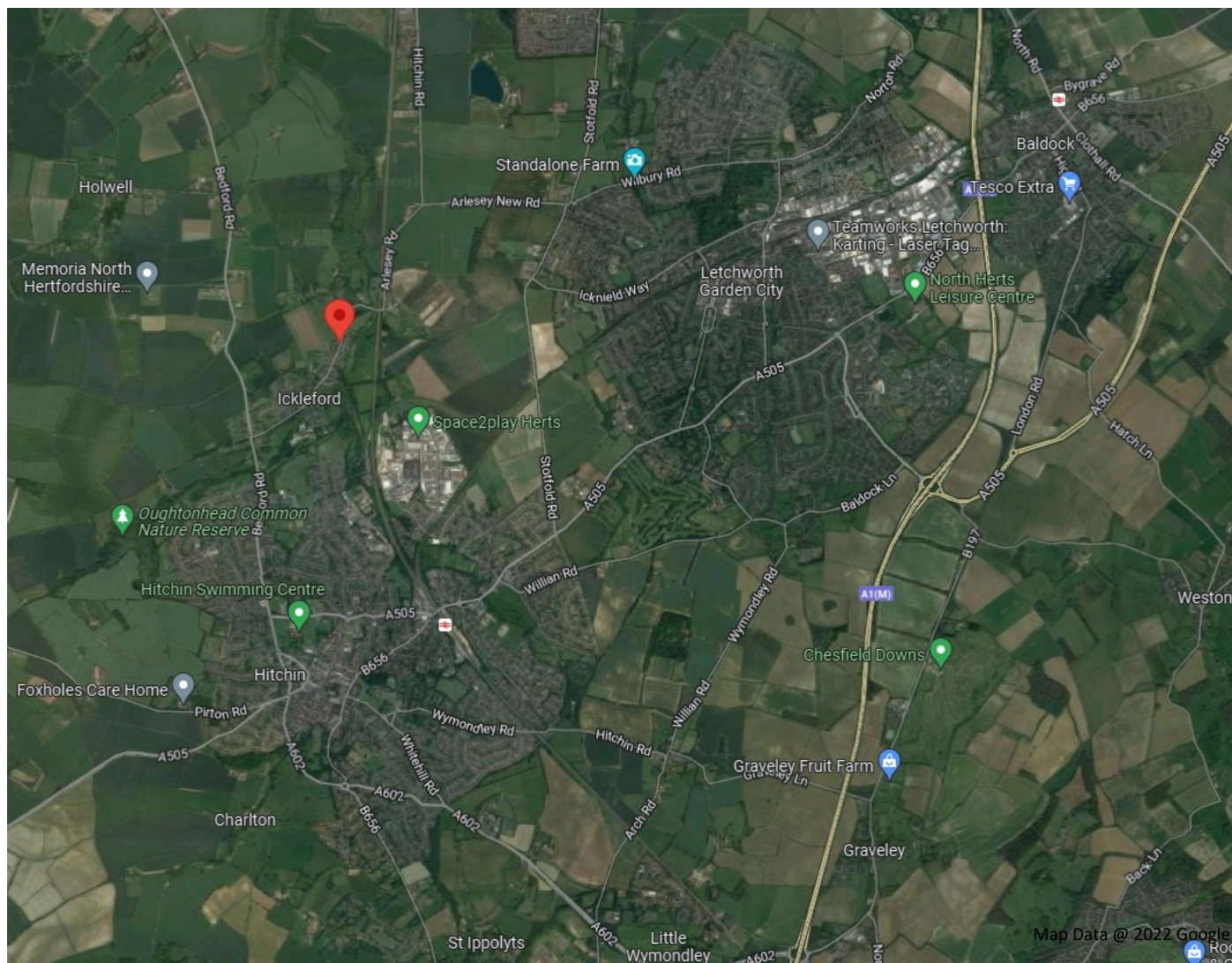


TENURE & PRICE

FREEHOLD OFFERS OVER £580,000 Sold as seen with vacant possession.

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

Viewing strictly by appointment only.



EPC Reference: 3479-3391-7990-9447-7668

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons