



File Ref: E-218237

# Cavendish

123 Eastfield Road, Peterborough, Cambridgeshire PE1 4AU



Tenure  
**To Let**


Price  
**Nil Premium**


- Prominent corner roadside location
- Public bar and games rooms
- Enclosed rear trade garden
- Owners 2 bedroom accommodation
- Large residential catchment area



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## Location

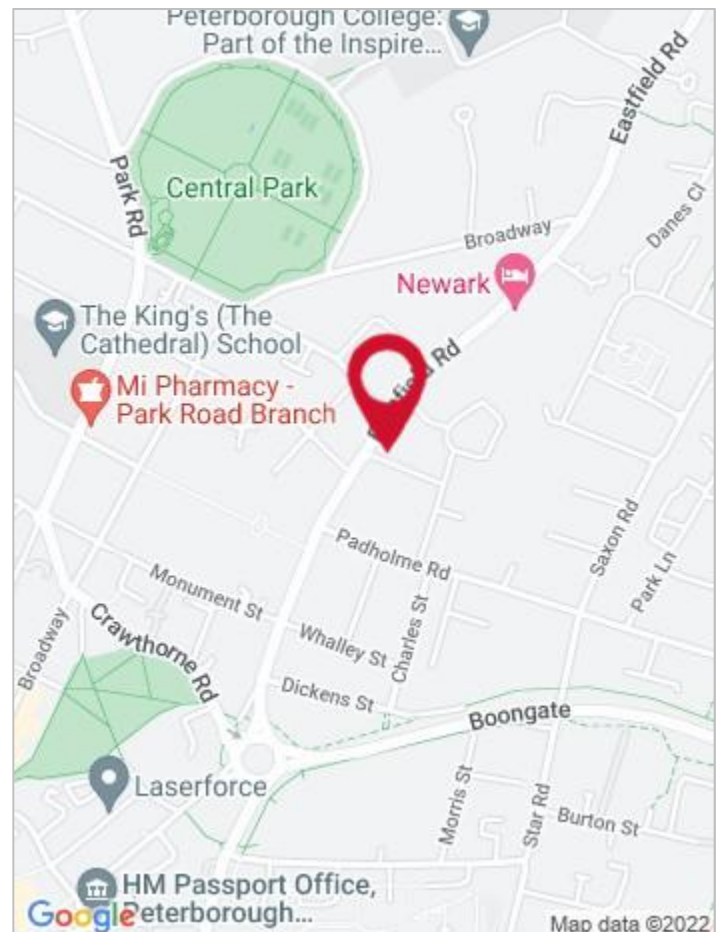
The Cavendish is located to the east of the city centre and occupies a roadside position on the corner of Eastfield Road and Cavendish Street. The property is surrounded by predominantly residential dwellings and some commercial units nearby.

Peterborough is a city in East Anglia well known for its Cathedral, with a population of around 200,000 residents benefitting from excellent road and rail links to London and the Midlands. Housing and population in the area are expanding with a significant proportion of jobs being in financial services and distribution.

## Description

The property occupies a prominent corner position and is a two storey end terrace building of brick elevations with painted exteriors under a pitched slate roof. To the side and rear the accommodation has been extended with a single storey under a flat roof.

The owner's accommodation is on the first floor.



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## Viewing

Strictly by appointment only through Fleurets East office on 01223 402 600. Please note, this property is not trading further to lease expiry and is now closed.

## Trade

No trade is warranted or sold and previous tenant's accounts are not available.

Formerly known as the Farmers Arms, currently closed, this was a popular community wet led freehouse serving this particular part of the city which is surrounded by extensive residential streets and housing.

A trade kitchen is available but would require investment.

## Accommodation

### Ground floor

Public areas - Front entrance lobby from the street provides access to public bar and games room.

Public bar, corner room with dual aspect windows for natural light. Bar servery. Room off for glass wash-up.

Games room, bar servery counter. Banquette seating. Space for pool table and dart throw.

Rear room, previously also used as a games area. Access to rear trade garden. Internal stairs to first floor.

Ladies and gentlemen's W.Cs.

Ancillary areas - Trade kitchen. Level beer cellar.

### First floor

Owners accommodation - Located over the first floor and internally accessible.

Landing - Lounge, domestic kitchen, 2 double size bedrooms and family bathroom/W.C.

### External

Rear trade garden, being enclosed with bench seating and side gate. Enclosed store area.

## Tenure

Leasehold. A new full repairing and insuring lease for a proposed term of 20 years. Free of tie terms is available at a commencing rent of £25,000 per annum exclusive, subject to annual RPI increases and 5 yearly open market rent reviews.

## Minimum Capital Required

Applicants must be able to demonstrate a minimum capital of £25,000 to cover stamp duty, land registry tax, one quarters rent in advance, landlords legal fees and working capital along with a required three month rent deposit.

## Application Procedure

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form contact Fleurets London Office on 0207 280 4700.



## Fixtures & Fittings

The majority of fixtures and fittings have been removed but any items remaining on the premises at the time of completion will be included in the letting. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines, pool tables etc. will be excluded. An inventory will not be provided. The vendors will not be required to move any such items that remain on the premises.

## Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on the premises:

Monday to Saturday	10am - 11pm
Sunday	12pm - 10:30pm

## Business Rates & Council Tax

The property is in an area administered by Peterborough City Council. The 2017 Rateable Value has been assessed at £3,200. 100% small business rates relief might apply to this property. The domestic accommodation is within Band A for council tax purposes.

## Planning

We have made enquiries with Peterborough City Council and can confirm that the property is not listed, nor does it lie within a conservation area. For further information please contact the local authority.

## Services

We are advised that all mains services are connected to the property including gas fired central heating via radiators.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.



## Additional Information

1. Lessee will be responsible for the Landlord's legal costs estimated at £1,500.
2. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their Accountants or obtain professional advice in this respect.
3. Three month's rent deposit will be required, including an amount equivalent to VAT.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



## Our Services

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- u Expert Witness
- u Investment
- u Landlord & Tenant - Rent Reviews
- u Market Intelligence
- u Valuations
- u Taxation, CPO, Consultancy & Litigation
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