



Ruddy Duck

To Let

Rental Offers in the region of **£37,500** (exc VAT)

Ruddy Duck, 12 St Pegas Road, Peakirk, Peterborough, Cambridgeshire, PE6 7NF

AT A GLANCE

- Nil premium, 'free of tie' letting of Cambridgeshire public house
- Community local and destination restaurant
- Self-contained function room (c. 25 covers)
- Sizeable dedicated car park with garages
- Comfortable 2-bedroom accommodation with lounge, kitchen and bathroom
- Main bar and dining areas for total c. 76 covers
- Commercial trade kitchen with extraction
- Outdoor trade patio seating area

Viewing And Further Information

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PROPERTY

The Ruddy Duck is an attractive end-of-terrace building which is predominantly arranged over two-storeys and of stone construction under a tiled roof. There are single-storey extensions to the rear.

On the ground floor there is a traditional main bar to the front for c. 50 covers, providing a mixture of fixed and loose seating. Side dining and snug areas provide approximately 26 further covers. The pub also benefits from a self-contained function room to the rear of the building, which has a secondary bar and access to the rear patio. The sizeable back of house areas are located to the rear and include a commercial trade kitchen replete with extraction, wash up and storage areas along with ground floor cellar.

The first floor provides private accommodation comprising 2 double bedrooms, domestic kitchen, lounge bathroom and office.

Externally, the substantial site provides rear patio (c. 36 covers), rear tarmac parking area (c. 40 spaces), double garage (kitchen storage/chiller), plus standalone single garage.

PLANNING

The relevant local authority is Peterborough District Council www.peterborough.gov.uk. We are advised the premises is Grade II Listed but does not fall within a Conservation Area, AONB, or Green Belt.

MEASUREMENTS

The area of the public house site is 0.56 acres. The ground floor area (GEA) of the public house extends to 293m² (3,149ft²). Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The majority of Fixtures & Fittings that remain on the premises at the time of completion will be included in a new substantive lease agreement.

Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc., will be excluded. An inventory will not be provided. The landlords will not be able to warrant any such items that remain on the premises.



THE BUSINESS

The property is currently open and trading, on a short term agreement, whilst a long term tenant is sought. Our client has not operated the business and therefore no accounts are available.

RATES & CHARGES

Rateable Value: £5,000. We understand the business will benefit from rate relief.

TENURE

The property is available by way of a new, 20-year 'free of tie' lease with an initial rent of £37,500 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease. The new lease will be on a Full Repairing and Insuring basis with Annual RPI increases (min 2.5% / max 5%) and 5th year open market rent reviews.

Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan.

Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, standard £1,500 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 6 months rent + VAT.





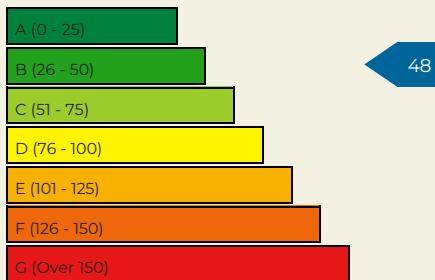
LOCATION

Peakirk (population c. 500) is a pleasant village which is located directly north of Peterborough (c. 7 miles) and accessed via the nearby A15/16.

The Ruddy Duck occupies a large site in the centre of the village, opposite the village hall.



EPC



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