

THE FOX & DUCK

Arlesey Road
Stotfold
Herts
SG5 4HE



TO LET.

**PUBLIC HOUSE WITH RESIDENTIAL ACCOMMODATION ABOVE
AND BEER GARDEN/LARGE CAR PARK AT THE REAR**

3,342 SQ FT (310.47 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Stotfold is a small town located approximately 2 miles to the west of the A1(M) and to the north of the Stotfold/Arlesey/Clifton/Shefford by-pass, the A507, linking the A1(M) with the M1 to the west.

Mainline railway stations are available at either Arlesey to the west, Baldock to the east or Letchworth Garden City to south.

The subject property fronts onto Arlesey Road.

Description

The property is a Public House which benefits from bar and restaurant, together with cellar, store, kitchen and WC facilities, including access to WCs at ground floor level. The accommodation is accessed via a front entrance door and side door.

There is a commercial kitchen. The restaurant provides circa 70-90 covers.

The first floor consists of a 5-bed residential accommodation which includes one en-suite, living area, office, kitchen and bathroom. The first floor does have its own separate entrance.

The property benefits from a beer garden and large car park at the rear.

The Use Class is Sui Generis (Public House). There is potential, subject to planning, for bar, café and restaurant (Class E).

Accommodation

Ground Floor

Bar, cellar, store, kitchen and restaurant	2,168 sq ft	201.40 sq m
--	-------------	-------------

First Floor

Five bedrooms, living area, office, kitchen and bathroom	1,174 sq ft	109.07 sq m
--	-------------	-------------

Total

Total net useable area	3,342 sq ft	310.47 sq m
------------------------	-------------	-------------

Rental

£55,000 per annum, exclusive for whole property.

£35,000 per annum, exclusive for pub and beer garden only.

Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £12,000. The UBR for 2024/25 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants should satisfy themselves as to their condition.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

Ref No: 15587E



ANY QUERIES REGARDING DIMENSIONS TO BE TAKEN UP WITH PENTANGLE DESIGN GROUP.

ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.

THIS DRAWING IS THE COPYRIGHT OF PENTANGLE DESIGN GROUP AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT THEIR PRIOR WRITTEN CONSENT.

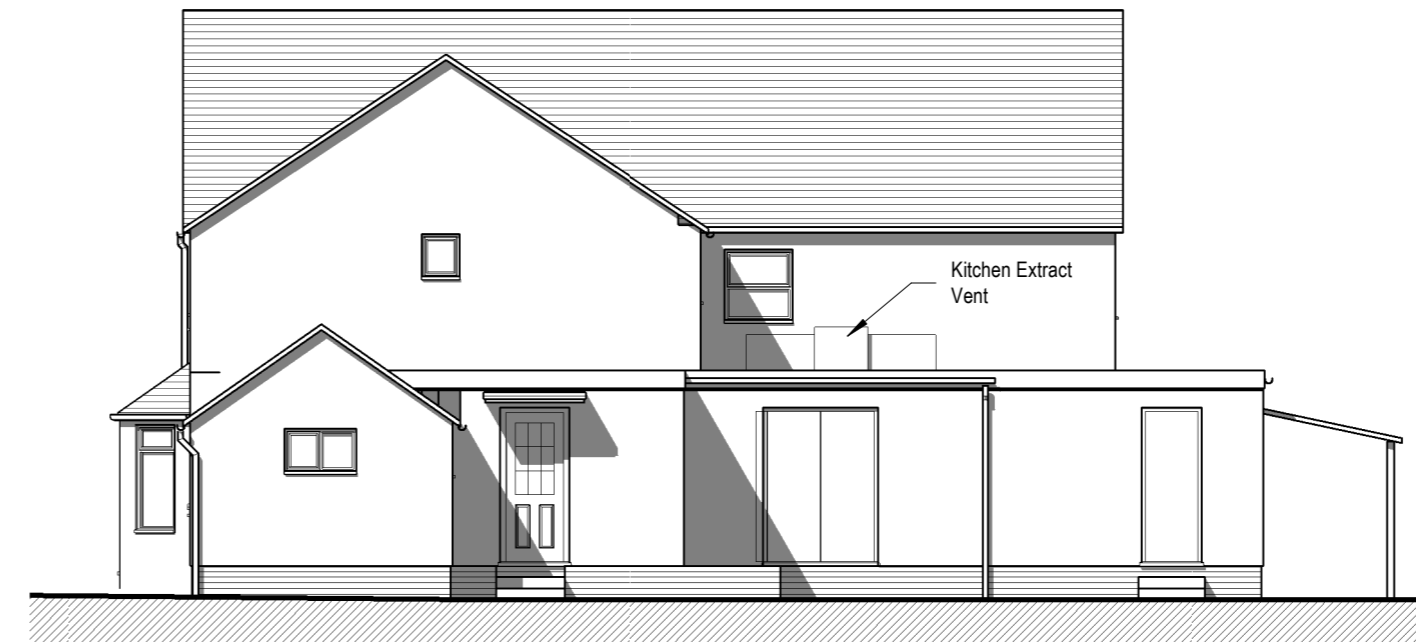
NOTES

Existing Gross Internal Area		
Name	Area	Area SF
Ground Floor	239 m ²	2570 SF
First Floor	124 m ²	1333 SF
Grand total	363 m ²	3903 SF



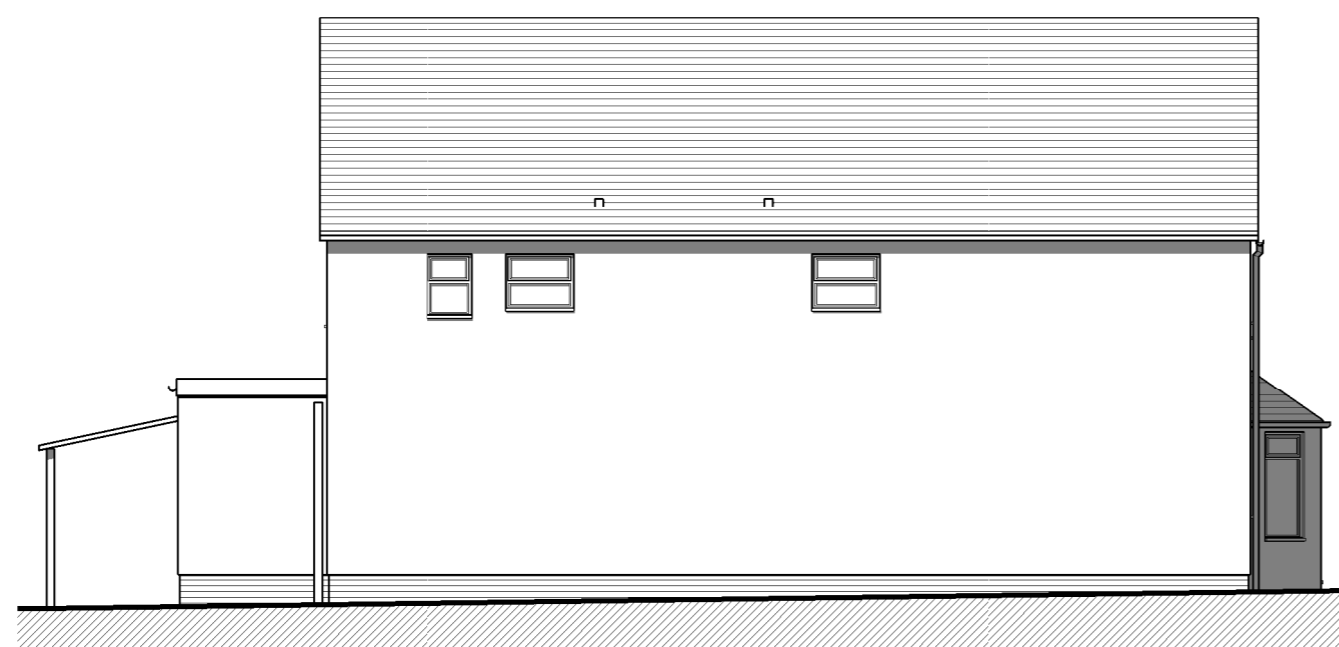
Existing North Elevation

1:100



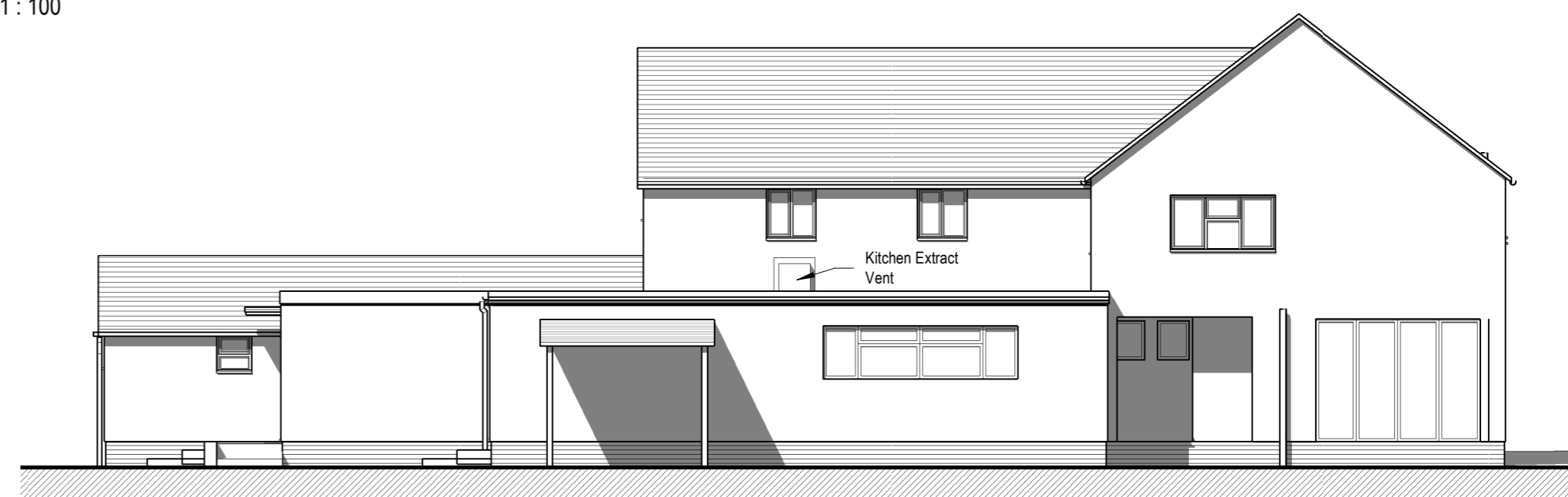
Existing West Elevation

1:100



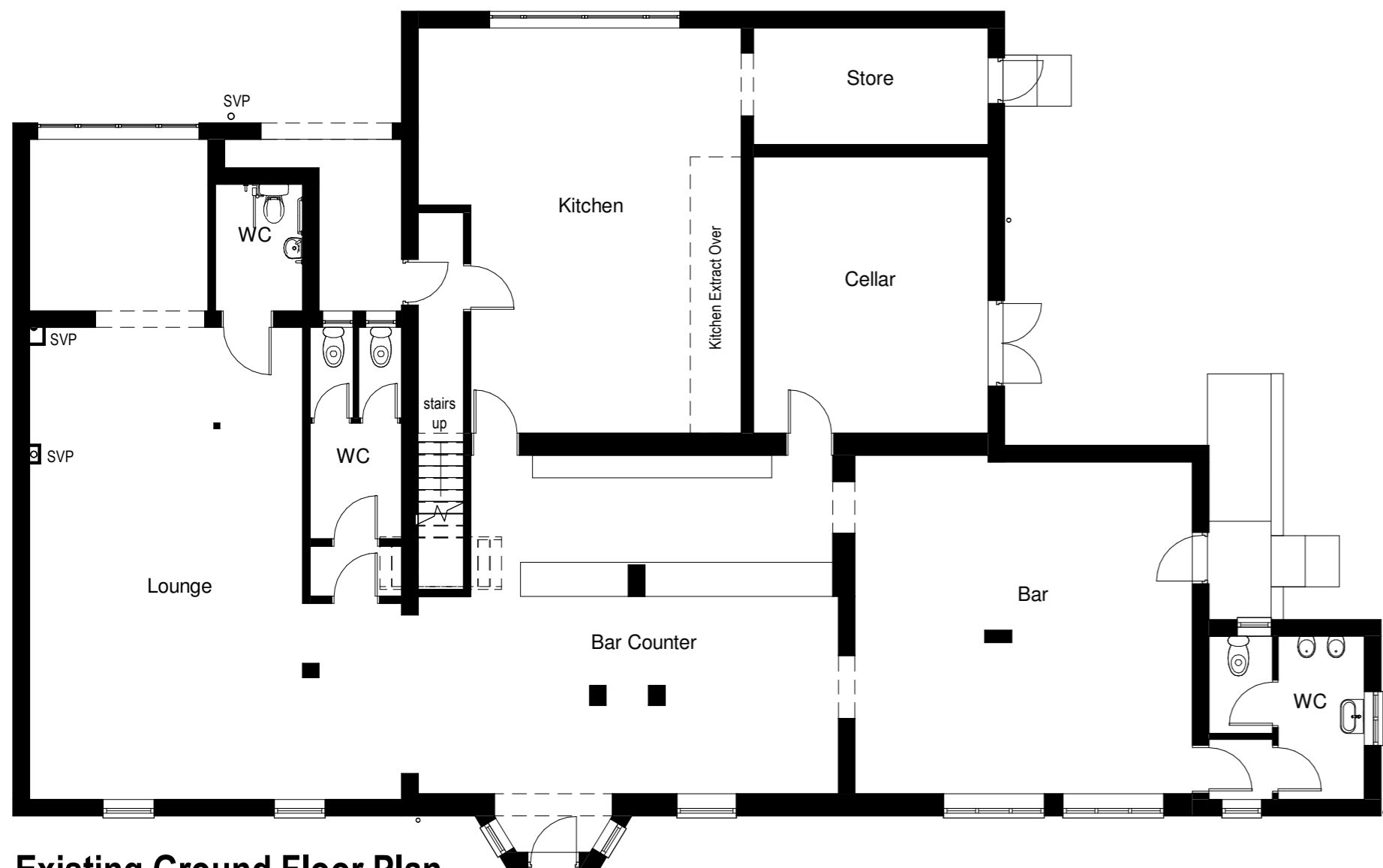
Existing East Elevation

1:100



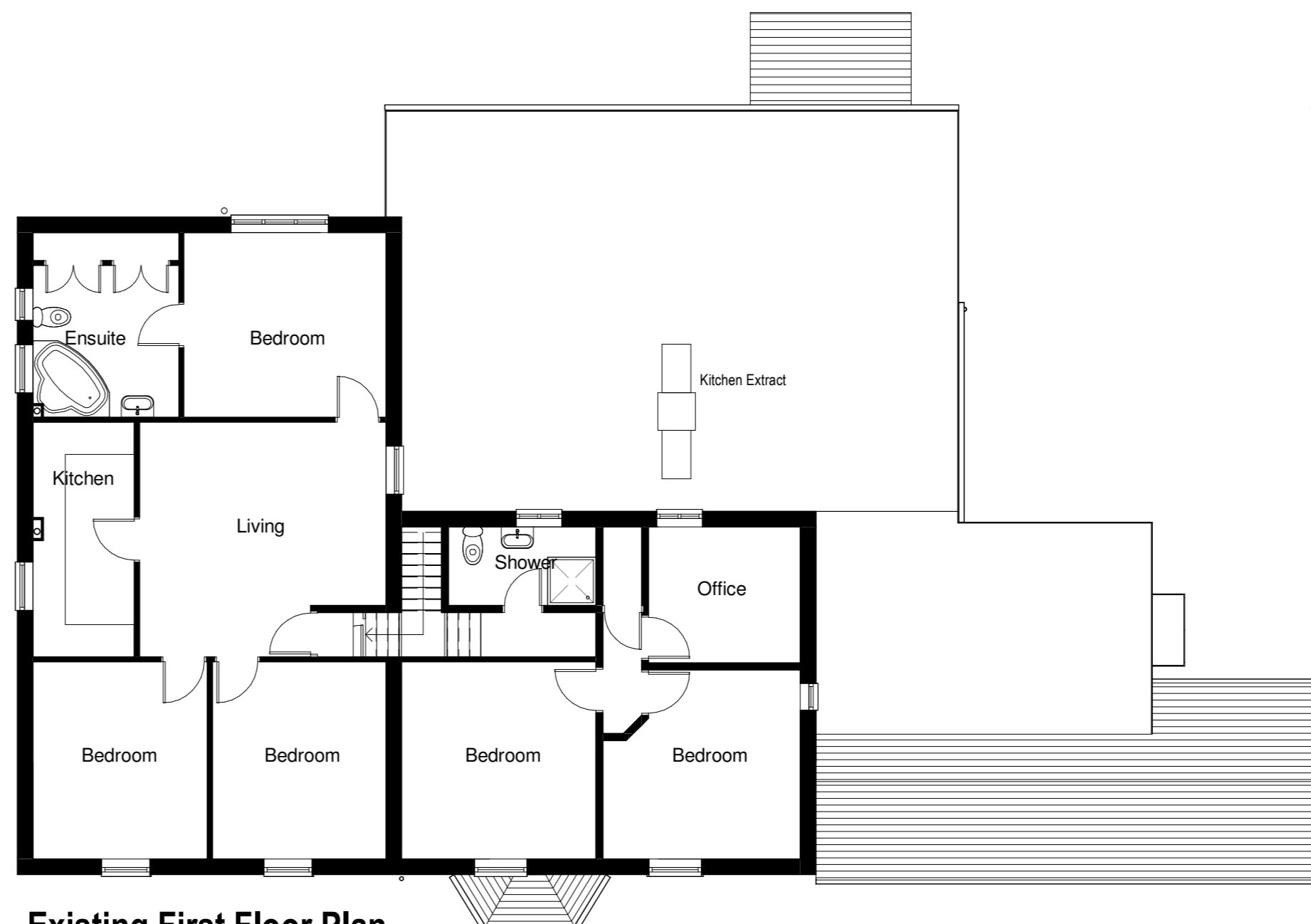
Existing South Elevation

1:100



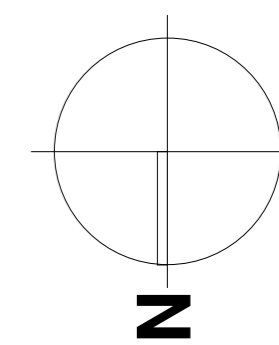
Existing Ground Floor Plan

1:100



Existing First Floor Plan

1:100

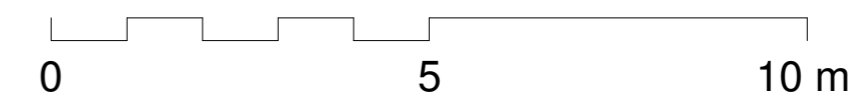


PRELIMINARY
PENTANGLE
DESIGN GROUP

SUITE 1, 21 BANCROFT HITCHIN HERTS SG5 1JW
T:01462 431133 E:pdg@pentangledesign.co.uk

JOB TITLE
Survey
Fox and Duck, Stotfold
for -
DRAWING TITLE
Existing Plans and Elevations

SCALE	DRAWING NUMBER	REVISION
1:100		
DATE Feb '24		
SHT SIZE A2		
JOB NUMBER	02	
3858		



ARCHITECTS AND INTERIOR DESIGNERS