

Bridge House
121 Shortmead Street
Biggleswade
Beds
SG18 0BB
Tel: 01767 312131 Fax: 01767 600277
Website: www.cliftons-cp.com
Email: info@cliftons-cp.com



Commercial Property Consultants

FOR SALE PUBLIC HOUSE

**The Pig & Abbot
High Street
Abington Pigotts
Herts SG8 0SD**



- Long established popular pub
- Available as a pub and restaurant
- Possible alternative uses STP

Cliftons for themselves and for the vendors or lessors of the property whose agents they are give notice that: i. These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. ii. Cliftons cannot guarantee the accuracy of any description, dimensions or references to condition, necessary permissions for use on occupancy and other details contained therein. Prospective purchasers or tenants should not rely on them as statement of fact and must satisfy themselves as to their accuracy. iii. No employee of Cliftons has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. iv. Rents quoted in these particulars may be subject to VAT in addition. v. Cliftons will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

Cliftons is a trading name of Wakefield, Clifton & Beale Ltd. Registered Office 46A High Street, Olney, Buckinghamshire MK46 4BE
A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

The Pig & Abbot High St, Abington Pigotts, SG8 0SD

DESCRIPTION

The Pig & Abbot is a Grade II Queen Anne Listed Property of brick and tile construction with three floors of accommodation. A spacious bar with two large open fireplaces, one an inglenook, these together with exposed beams and detail provides added charm. Towards the rear is the dining room with seating for 30 covers which adds to the front bar area of 12. Beyond is the fully equipped commercial kitchen. Leading out to the rear is a covered area which gives access to the cold store and freezer room. The customer toilets are reached via the lobby from the bar area and are well presented including a disabled toilet.

Outside there is a generous open seating area and beyond this the car park.

At first and second floor levels is spacious landlord accommodation with 5 bedrooms, a laundry room, large kitchen/breakfast room and a separate front living room.

LOCATION

The delightful village of Abington Pigotts is a small but social village on the Cambridgeshire/Hertfordshire borders with the pub a central part of the village.

The rural location is to the west of the A1198 by about 3 miles [4.8km]. It lies to the north of Royston, just under a further 1.5 miles [2.25km].

ACCOMMODATION

Ground floor

Main bar	800sq.ft	74.32m ²
Cellar	103sq.ft	9.56m ²
Toilets	Ladies, gents and disabled	
Dining room	350sq.ft	32.51m ²
Kitchen	218sq.ft	20.25m ²
Covered area	426sq.ft	39.05m ²

First Floor

Landing	95sq.ft	8.82m ²
Bathroom	107sq.ft	9.94m ²
Laundry room	89sq.ft	8.26m ²
Kitchen	271sq.ft	25.18m ²
Living room	216sq.ft	20.06m ²

The Pig & Abbot High St, Abington Pigotts, SG8 0SD

Front bedroom 1	210sq.ft	19.05m ²
Rear bedroom 2	195sq.ft	18.05m ²

Second Floor

Front bedroom 3 rhs	188sq.ft	17.46m ²
Front bedroom 4 lhs	175sq.ft	16.25m ²
Rear bedroom 5	180sq.ft	16.81m ²

OUTSIDE

Surfaced car park and rear pub garden with seating.

SERVICES

Mains electricity, water, and drainage. LPDG gas heating boiler to radiators.

[please note: None of the services have been tested and will not be tested].

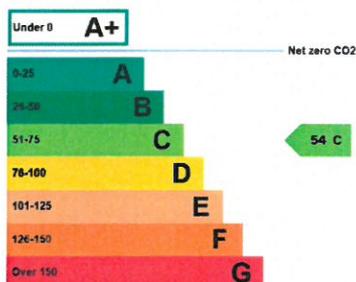
RATES

Current rateable value 2023 to present £ TBC

EPC

Energy rating and score

This property's energy rating is C.



PURCHASE PRICE

£600,000 for the freehold purchase.

The Pig & Abbot High St, Abington Pigotts, SG8 0SD

VAT

Purchasers should satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

POSSESSION OR COMPLETION

Upon completion of legal documentation.

LEGAL COSTS

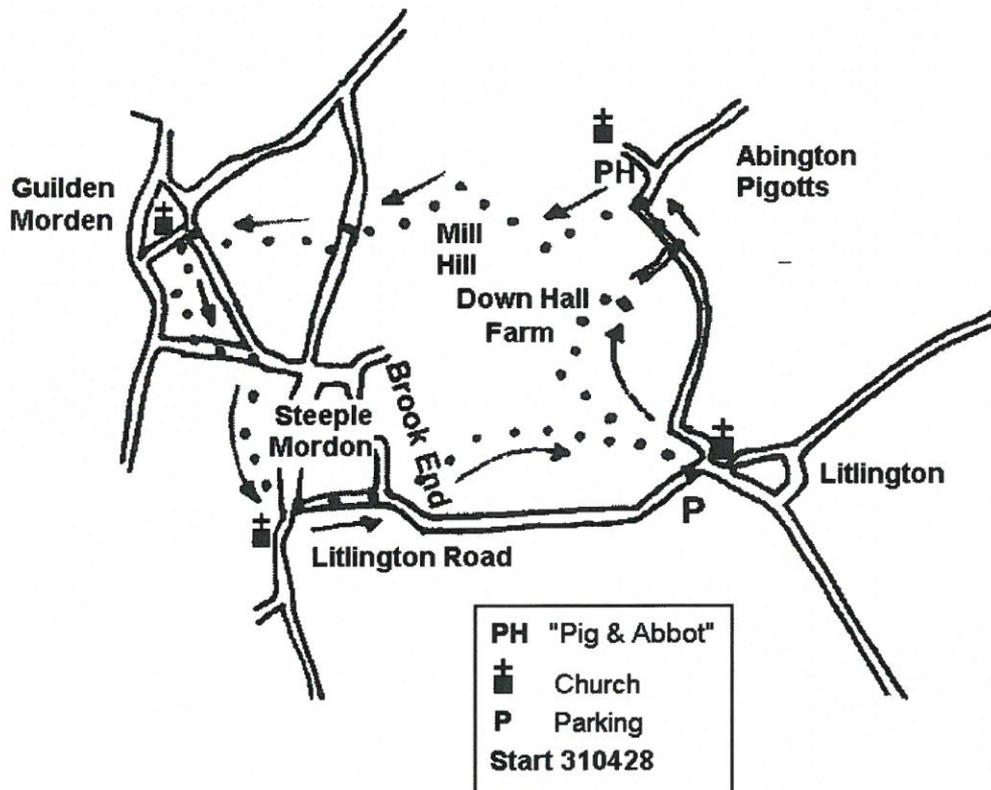
Each party to bear their own legal costs.

VIEWING

Strictly by appointment with Agents: Cliftons 01767 312131



The Pig & Abbot High St, Abington Pigotts, SG8 0SD



The Pig & Abbot High St, Abington Pigotts, SG8 0SD

