



CHEQUERS, SUTTON, NR ELY

SUTTON, CB6 2NW

- Only pub in the lovely village of Sutton
- Ideal starter pub
- Zero* Business Rates

YOUR INVESTMENT:

£9,750

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Chequers is a charming detached pub in the village of Sutton which is close to the cathedral city of Ely. Coming to the market for the first time in over 30 years, due to the retirement of the current licensee, it is fortunate to be Sutton's only pub and is conveniently located on the main road into the village. Surrounded by houses and close to the village centre, it is also near to other facilities including the village shop, pharmacy and two takeaways. The village population is around 4000 with good demographics and more recently has served as a commuter hub for Ely (15 minutes), Cambridge (30 minutes) and also London (90 mins). Sutton is also a great location for being close enough to London to work but far enough away to have access to the beautiful English countryside. Ely is the quintessential English town with historic shops, cathedral and buildings as well as beautiful tea rooms, restaurants and river walks.

Pub Layout

The Chequers is a traditional pub with a single bar and comfortable seating, adorned with an interesting array of pictures and decorations. There are two entrances to the pub, the main door to the front and a side door for customers using the car park which holds around 12 cars. The main bar area is home to an L-shaped bar servery, that offers an open plan view to the customer seating area, making it easier to manage and engage all customers. Behind the bar is the compact trade kitchen which also serves as the domestic accommodation kitchen. There is space for al fresco drinking and dining to the front of the pub (1-2 tables on a patio area) and to the rear of the pub (3-4 tables) and the customer toilets are also centrally located near to the side door. The pub has a rustic feel and the fixtures and fittings are traditional for a village pub which creates a cosy and relaxed atmosphere.

TRADING STYLE

The Chequers currently hosts a mainly wet driven offer, opening at lunchtime and during the evening, providing a simple, home cooked menu. The Chequers serves as the village hub and is regularly enjoyed by locals with various groups meeting up at the pub to chat and socialise with friends and family.

ACCOMMODATION

Private Accommodation

In the flat upstairs, there are 2 large bedrooms and a lounge/dining area as well as a good sized bathroom. It is fortunate to boast it's own entrance and is in a good, well kept order. There is also a large room downstairs that would suit the purpose of a sperate office space or dry store. Please note there is presently no domestic kitchen located inside the flat, however, the lounge/diner could accommodate a kitchenette.

FINANCIAL

Annual Rent: £19,500

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £1,250

Stock: £3,500

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the

BDM VISION

Admiral Taverns are looking for an exciting and fresh couple or individual to take the Chequers to the next level. With a regular and plentiful food offering, a diverse drinks selection and an active social calendar, the Chequers could build upon the current trade levels and develop as a destination venue. Key attributes for the new licensee(s) will be an effective social media presence and dynamic marketing skills to help to drive the awareness of the pub and to promote the available offers to a wider audience.