



**The Cock Inn**  
High Street, Pavenham MK43 7NJ



# FOR SALE - The Cock Inn, High Street, Pavenham MK43 7NJ



## The Cock Inn, Pavenham MK43 7NJ



An excellent opportunity to acquire this two storey character public house in the heart of the sought after village of Pavenham, Bedfordshire.

- Currently let at £18,000 per annum
- Attractive double bay fronted building
- Approximate plot of 0.36 acre
- Car park to the rear
- Garden area with views over fields



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## Approximate Travel Distances



### Locations

- J13 of the M1 - 16 miles
- Bedford - 1 mile

### Sat Nav Post Code

- MK43 7NJ

## Location

The property is set on the main road through the sought after village of Pavenham, just 6 mile north west of Bedford on the edge of the Great Ouse Valley. The village is just 2 miles from the A6 dual carriageway offering excellent links to Bedford and to Wellingborough and Kettering to the North.

This picturesque village comprises many period stone and thatched houses and is also home to the Pavenham Park Gold Club. The Cock Inn is the only pub in the village and is ideally located to the benefit from local and passing trade.

## Description

A charming stone built detached property set back from the road, with side access to a car park and gardens at the rear.

Internally there is a large bar area covering the width of the property distinguished at either end for a dining area and a traditional bar at the other. There are male and female WC's, fitted kitchens and basement area as well as a central front door there is also a side door, providing easy access to the rear of the property.



### Nearest Stations

- Bedford



### Nearest Airports

- London Luton

At first floor level there is residential accommodation providing a spacious landing with access to 3 bedrooms a kitchen / diner along with a family bathroom.

There is an outbuilding and single garage to the side of the property for general storage.

The property is currently occupied on a 10 year lease dated 2019 with a tenant only break option in year 2 at an annual rental of £18,000.

## Commercial Accommodation

Bar and Kitchens

Sq M  
63.88

Sq Ft  
688

## Asking price

£649,500 exclusive of VAT

## Business Rates

Rateable Value £6,600

Rates Payable £3,240.60

2019/2020 Rates Payable 49.1p in the £

## Services

It is understood that mains electricity, oil fired central heating and water are connected. The purchaser is responsible for all services directly with the supplier.

## Anti - Money Laundering

The successful purchaser will be required to submit information to comply with Money Laundering Regulations.

## EPC

Energy Performance Rating of E-107

## VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with the agent.



## Please Note

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Particulars dated February 2020.  
Photographs dated May 2019.

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