



Three Horseshoes

To Let

Rental Offers Invited in the Region of **£30,000** pax

Three Horseshoes, Ermine Street, Great Stukeley, Huntingdon, PE28 4AH

AT A GLANCE

- Cambridgeshire Public House
- New 'Free of Tie' Lease available
- Dedicated car park
- Substantial 3 bedroom flat above
- Close to Huntingdon, Cambridge & Peterborough
- Substantial site area approx. 0.6 acres
- 2 GF trade areas c 80+ covers in total
- Outside trade areas including patio & gardens
- Adjoining Alconbury Weald development

Viewing And Further Information

Tom Nichols

☎ 01223 867400

📱 07715 054959

✉ tom@everardcole.co.uk





PROPERTY

The property is a 2 storey, modern brick-built property under a tiled roof with single storey side and rear extensions.

The trade areas comprise of a front bar area with mix of fixed and loose seating and side games/pool area (circa 40-50 covers).

To the rear is a large function room with secondary bar and WC's serving this area. A ground floor cellar and sizeable storage areas are located to the rear.

There is no commercial trade kitchen.

Substantial 1st floor residential accommodation provides 3 large double bedrooms, lounge, bathroom and domestic kitchen area.

Externally, the substantial site provides front trade garden, rear tarmac parking area and grassed trade gardens.

The property is in fair repair and has been subject to some cosmetic painting and decorating including timber cladding to the trade areas. Some tenant investment will be required prior to reopening the business.

**Please note that some photos were taken prior to closure.

PLANNING

The relevant local authority is Huntingdon District Council www.huntingdonshire.gov.uk.

We are advised the premises is not Listed nor does it fall within a Conservation Area.

UTILITIES

Oil fired central heating, bottled gas and mains drainage.

MEASUREMENTS

Ground Floor GEA - 339m² / 3,646ft².

Total Site area is 0.55 acres (2,245 m²) approx. to include dedicated access, car parking, patio and extensive trade gardens.

* All measurements are approximate and taken from digital mapping systems ** NB some side and rear land is to be excluded**

FIXTURES & FITTINGS

An incoming tenant will be required to fit out the premises at their own costs prior to reopening the business.



THE BUSINESS

The Three Horseshoes is currently closed but benefits from substantial grounds and dedicated parking. It lends itself to a destination public house with outside events, and has ample space for food trucks.

RATES & CHARGES

Rateable Value - £9,000, as at 1st April 2026. **The business will benefit from full rate relief with no rates payable.

Council Tax – Band A

TENURE

The property is available by way of a new, 20-year 'free of tie' lease with an initial rent of £30,000 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 £1,750 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

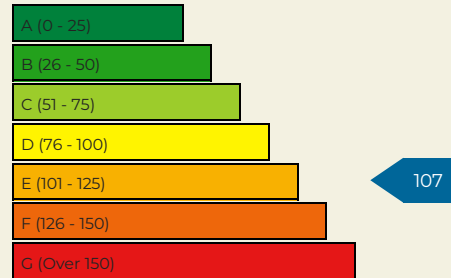
The rural village of Great Stukeley is located only two miles northwest of Huntingdon in Cambridgeshire, just off the A1(M) & A14 with excellent road links to Huntingdon, Peterborough and Cambridge.

The property adjoins RAF Alconbury and is surrounded by the former airfield, now known as Alconbury Weald.

The entire 600 acre site was granted planning in 2014 for the development over 6,500 homes, along with 3 primary schools, 3M sq ft of employment space and an Enterprise Zone.



EPC



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

Cambridge
01223 867400

Nottingham
0115 8246442

Leeds
0113 4508558

Manchester
0161 8204826

info@everardcole.co.uk
www.everardcole.co.uk



Everard Cole for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Everard Cole Limited has any authority to make or give any representation or warranty whatever in relation to this property.