



Land & Development in SG19

London Road, Sandy, Bedfordshire, SG19 1HA

£425,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Grade II listed Free House pub let on a commercial lease
- ✓ Large plot
- ✓ Holiday Pods
- ✓ Planning in principle for 3 one-bedroom houses
- ✓ Large carpark

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

Located in the market town of Sandy the Free House Pub has served the local community for many years, it comprises of two bar areas, a public and lounge bar, further snug room commercial kitchen, ladies and gents toilets, and outbuildings. On the first floor there is living accommodation for the publican comprising 2 bedrooms, lounge, kitchen, and bathroom, along with a roof terrace.

Outside the pub occupies a sizable plot of about 0.37 Acres with large car park, pub garden and patio areas, outbuildings utilised in part as cellar, and washing facilities.

Within the grounds sit 4 Holiday Pods erected under a mobile homes licence these can be let out as overnight accommodation. The pub is let on a lease contracted outside of the Landlord and Tenants act for a period of 3 years from 1st March 2026 at a rent of £21,600 (Exclusive of VAT) per annum. Mutual break option 1st March 2027 (Subject to correct procedure).

Planning in principle has been granted to the plot for 3, 1 bedroom houses to be erected in the far left hand side of the grounds (Removal of 1 holiday pod required).

Potential. Given the space available and terms of the lease there is potential to retain the pub as a working pub, build and either retain or let out the residential elements and subject to planning either regenerate the rear for further redevelopment and or redevelop the outbuildings to commercial units and let them out or residential dwellings. All being subject to planning permissions and lease terms.

Please note we have not inspected this property.

Price: Starting Bid £425,000

Property Type: Land & Development

Business Type: Pubs

Parking: Off Street

Location

Located in the market town of Sandy the Free House Pub has served the local community for many years.



Accommodation

The pub comprises of two bar areas, a public and lounge bar, further snug room commercial kitchen, ladies and gents toilets, and outbuildings. On the first floor there is living accommodation for the publican comprising 2 bedrooms, lounge, kitchen, and bathroom, along with a roof terrace.



Tenure

Freehold, title number BD177626.



Planning

Planning in principle has been granted to the plot for 3, 1 bedroom houses to be erected in the far left hand side of the grounds (Removal of 1 holiday pod required).
Reference number CB/25/03918/PIP



EPC

Rating C - full report available on request.



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





London Road, Sandy, Bedfordshire, SG19 1HA

Contact your local branch today for more information on this property:

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