



# The Poacher

## Freehold

Offers in the Region of **£350,000** (plus VAT)

The Poacher, 1 Brockley Road, Elsworth, Cambridgeshire, CB23 4JS

### AT A GLANCE

- Outskirts of Cambridge
- Prominent corner location
- Well equipped commercial kitchen
- Large outdoor patio garden for c 40 covers
- Dedicated shingle car park for approx 15 cars
- Traditional Grade II Listed public house
- Open plan trading area c.40 covers
- 2 bedroom domestic accommodation
- Rear outbuildings and storage areas

### Viewing And Further Information

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## PROPERTY

The Poacher is a detached two storey building with character thatched roof, with single storey outbuilding to the rear.

The property provides a largely open plan trade area, accessed via a central lobby served by a single bar servery.

Trade area is mainly laid as dining covers with c 40 covers in total, served by a rear commercial trade kitchen, cellar and storage areas in the rear outbuilding.

The first floor provides private domestic accommodation, including two single bedrooms, lounge/office and ground floor bathroom with shower and WC.

Externally there is a dedicated shingle rear car park for around 15 spaces, 'secret' patio garden (40 covers) and service yard.

## PLANNING

We are advised the Poacher is Grade II Listed and is located in the South Cambs Conservation area and is a site of Special Scientific Interest.

The property is listed as an Asset of Community Value (ACV) expiring 29/4/2029.

All enquiries should be directed to [South Cambs District Council](#).

## MEASUREMENTS

The area of the site is 0.21 acres and the ground floor footprint (GEA) of the public house extends to 116m<sup>2</sup> (1,247ft<sup>2</sup>). The latter measurement excludes the outbuilding.

All areas are approximate as measured by digital mapping.

## FIXTURES & FITTINGS

No inventory will be supplied or warranted.

The purchase price excludes fixtures & fittings, although the purchaser will inherit any remaining items owned by the Vendor at the property on the day of completion.



## THE BUSINESS

The business is open and trading.

## RATES & CHARGES

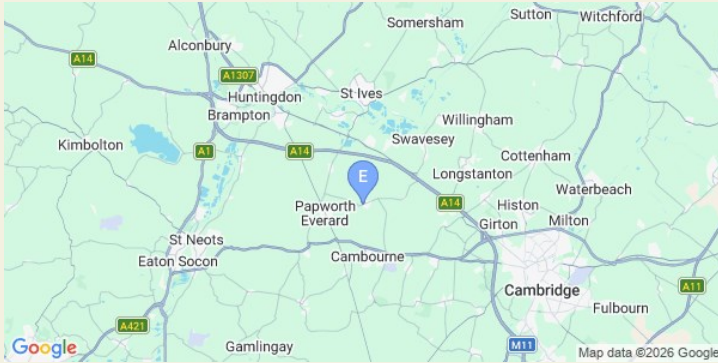
Rateable Value (1 April 2023) £3,000. New Rateable Value as of (1 April 2026) £3,800. (EXEMPT)

## TENURE

Freehold interest, subject to vacant possession, seeking unconditional offers in the region of £350,000 plus VAT, 'sold as seen'.







## LOCATION

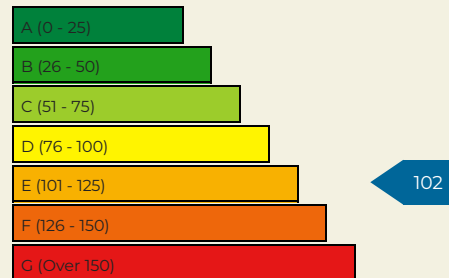
Elsworth is a charming village in south Cambridgeshire, positioned around 9 miles northwest of Cambridge and surrounded by farmland and quiet country lanes.

The village lies within easy access of the A14, A428 and M11.

The Poacher occupies a prominent position on a corner site opposite playing fields, in the centre of the village. Brockley Road is one of the main residential streets in Elsworth and runs through the heart of the village. The Poacher has a distinctive thatched roof and a traditional decor throughout.



## EPC



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Nottingham  
0115 8246442

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