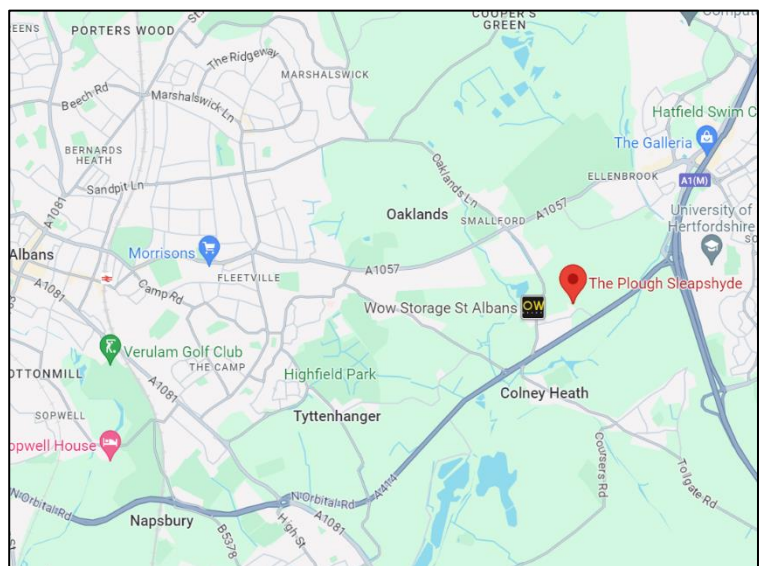




The Plough, Sleepshyde, St Albans, Hertfordshire AL4 0SE

Summary

- Freehold going concern
- Popular, high turnover pub
- Close to the very popular Alban Way connecting St Albans to Welwyn
- Large beer garden with over 160 covers surrounded by fields with outside bar
- Outside BRAIL and kitchen area
- Extensively refurbished, brand-new thatch
- 28 space car park
- 2-bedroom high spec living accommodation



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

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Location

This beautiful 17th century property is one of a handful of thatched pubs in Hertfordshire and is located in the popular hamlet of Sleepshyde, St Albans. The property is located near the Alban Way which links the property to St Albans, Ellenbrook & up to Welwyn and is a very popular walking and cycling route. Th pub is only a 10-minute drive from St Albans City and Hatfield stations. The surrounding occupiers are formed almost exclusively of residential accommodation. Planning permission has been granted for a new development of 120 houses in close proximity to the business. The pub is a 5-minute drive from Hatfield Business Park and the University of Hertfordshire which provide year-round business for the pub as well as a good source for recruiting additional staff (Herts Uni). Popular wedding destination.



Premises Licence

Sale of Alcohol: - Monday to Saturday: 09:00 – 00:00
Sale of Alcohol – Sunday: 09:00 – 23:30



Business Rates

The property is listed in the VOA Business Rates List as having a rateable value of £15,000.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents, Davis Coffey Lyons.

Tenure

Freehold.

Terms

Offer are invited in the region of £1.65million for the freehold going concern.



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.