

## PUB FOR SALE OR TO LET

Bedford



### FOX & HOUNDS, 178 GOLDINGTON ROAD, BEDFORD, MK40 3EB

(Historic Photograph)

- Prominent suburban freehold property
- Traditional style trading area with a trade patio to the side of the property
- Residential accommodation and function room to the uppers parts
- The owner will consider letting the entire property or just the ground floor and basement as a lock-up
- May be suitable for alternative uses (subject to obtaining the necessary consents)

### FREEHOLD FOR SALE OR TO LET

**OFFERS INVITED** (plus VAT if applicable)

**SUBJECT TO CONTRACT** - Sole Selling / Letting Agents

CounF311

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## Location

The property is situated in the county town of Bedfordshire within an area administered by Bedford Borough Council. The pub fronts Goldington Road (A4280). The affluent surrounding main roads comprise retail, residential accommodation and the University of Bedfordshire is within walking distance.

Bedford Town Centre and Railway Station are approximately 1 ½ kilometres (1 miles) to the south west. Bedford Railway Station provides frequent services into London St Pancras International with a journey time of under an hour.

## Description

A two-storey detached property. There is a trade yard to the side of the property and two outbuildings. Internally the pub is set out as follows:

Basement	Cold beer store with ancillary storage areas.
Ground floor	Trading area with a central U shaped bar and managers office.
First floor	Function room, customer WC's. Three-bedroom manager's flat with living room, kitchen and bathroom.

Using the Online Promap measuring system we calculated;

Site Area 1,551 sq m (16,694 sq ft)

Building Footprint 336 sq m (6,473 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From enquiry of the Bedford Borough Council it is understood the property historically held a Premises Licence permitting the sale of alcohol from 10.00am until 00.30am Monday to Saturday; and from 12.00pm until midnight on Sunday. A new letting to a licenced retailer will be conditional upon a new premises licence being obtained.

## Planning

From informal enquiry of the Bedford Borough Council it has been established that the property is neither listed nor situated within a conservation area. Its lawful use is as a public house (Sui-Generis Drinking Establishment). Any alternative uses would require planning permission.

## Rating Assessment

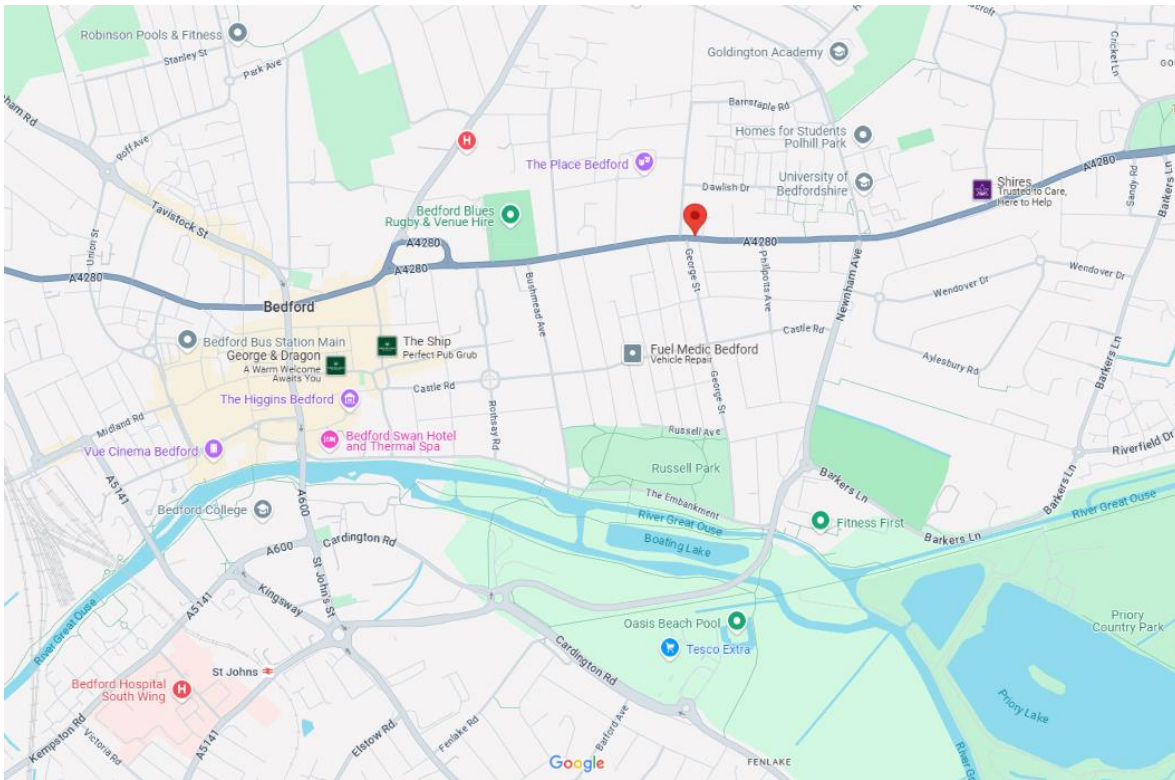
The property is listed as a public house and premises and has a rateable value of £13,750 with effect from April 2023.

## EPC

The property has an EPC rating 'C 62'. [Link to EPC](#)

## Viewings & Further Information

Offers invited on both a freehold and leasehold basis (plus VAT if applicable). The property is currently closed. For further information and to arrange a viewing please contact Panayiotis Themistocli on tel. 020 7836 7826 or email. [Panayiotis.themistocli@agg.uk.com](mailto:Panayiotis.themistocli@agg.uk.com).



Source Google Maps. Not to scale - Provided for indicative purposes only



Source HM Land Registry. Not to scale – Historic site plan, provided for indicative purposes only