

FREEHOLD FOR SALE WITH 35 PARKING SPACES LITTLE BERKHAMSTED, HERTFORD



FIVE HORSESHOES, 1 CHURCH ROAD, LITTLE BERKHAMSTED, HERTFORD, SG13 8LY

- Characterful destination public house and restaurant in affluent Hertfordshire village
- Beside the village church and opposite cricket pitch
- Extensive 'Olde-Worlde' trading area with attractive beer garden
- Total plot size of just under half an acre with 35 car parking spaces
- Total gross internal area of approx. 5,118 sq ft.

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE £775,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT - Sole Selling Agent

COUNF317

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Location

Located in the picturesque village of Little Berkhamsted, the Five Horseshoes is easily accessible by both car and train. The nearest railway station is Bayford, which lies approximately 2 ¼ kilometres (1 ½ miles) to the east which provides direct access to the Great Northern services into London Moorgate with a journey time of just under 50 minutes. The site also benefits from easy access to the A414 and A10 which provide connections to Hertford, Stevenage, and the wider Hertfordshire region. The pub lies opposite Little Berkhamsted Cricket Club and the surrounding village offers local amenities, historic landmarks, and open countryside.

[Link to Street View](#)

Description

The property is two-storey in a cottage style, with painted rendered elevations beneath a slate roof.

Internally, the ground floor provides an extensive 'Olde-Worlde' style trading area with clearly defined bar and dining sections. The space benefits from character features including exposed timber beams, feature fireplaces, and a combination of timber and tiled flooring. Circa 100 covers. Ancillary areas include a fully equipped commercial kitchen, upland cold beer store, a set of male and female customer wc's and various ancillary storage areas. The first floor comprises residential accommodation which includes:- two bedrooms, a living room, a kitchen, and a bathroom.

Externally, the property benefits from an attractive rear patio and car park to the side and rear with 35 spaces.

The property has the following approximate gross internal floor areas (floor plans provided below):-

Ground Floor:	350 sq m (3,763 sq ft)
First Floor:	<u>126 sq m (1,355 sq ft)</u>
Total:	476 sq m (5,118 sq ft)

Nimbus measurements:

Building Footprint	360 sq m (3,875 sq ft)
Site Area	1,752 sq m (0.433 acres)

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

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol from 10:00am until 12:30am Friday and Saturday, 10:00am until 12:00am Monday to Thursday and 10:00am until 11:30pm Sunday.

Planning

The property is Grade II listed and the demise lies partly (59%) within the 'Little Berkhamsted Conservation Area and also lies within (100%) Greenbelt.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £42,500 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £775,000** - VAT may be payable in addition.

EPC - [Link to EPC - Energy Rating C](#)

Money Laundering

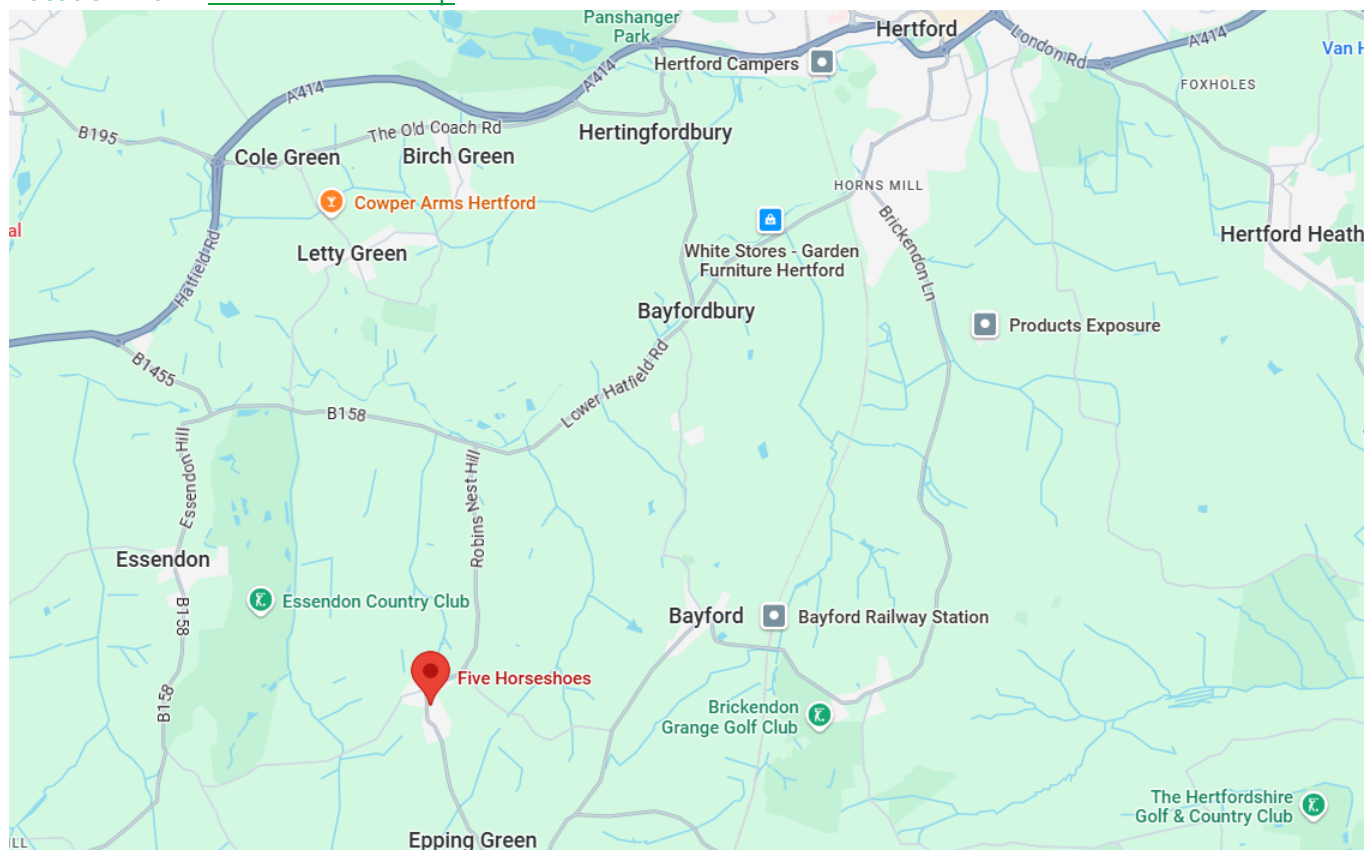
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance.

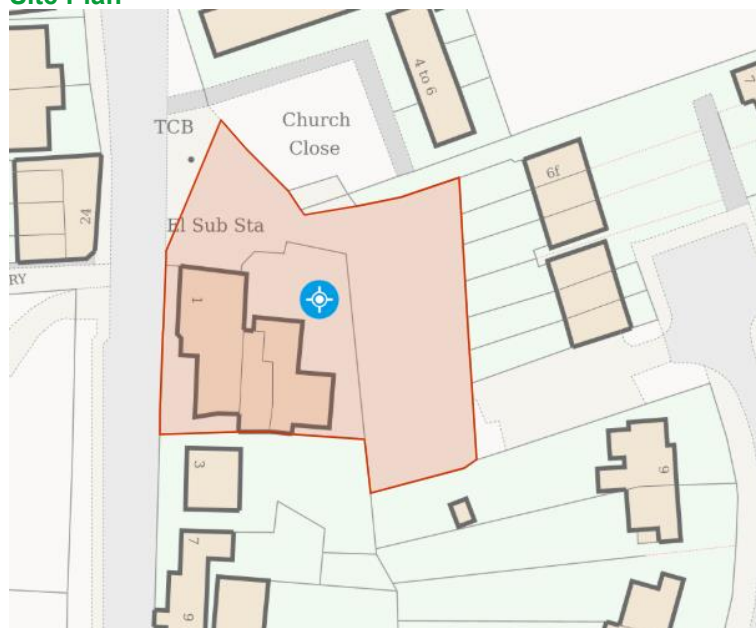
For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - [Link to Location Map](#)



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

Site Plan



Nimbus Maps. Not to scale - Provided for indicative purposes.



FLOOR PLAN



NB:- All red lines drawn on this brochure are indicative only.