

DESTINATION PUB RESTAURANT FOR SALE ELY LEISURE VILLAGE



ISLE OF ELY, UNIT 1, 10 ELY LEISURE VILLAGE, DOWNHAM ROAD, ELY, CAMBRIDGESHIRE, CB6 2FE

- Substantial pub restaurant on City leisure park
- Prominent situation / extensive frontage
- 6,000 sq ft on ground floor – 160 internal covers + 50 external
- Fitted out to high standard – open and trading
- Leasehold expiring 2042 – passing rent £120k pa

LEASEHOLD INTEREST AND TRADE CONTENTS – OFFERS INVITED

SUBJECT TO CONTRACT - Sole Selling Agent

COUNL489

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Location

Prominently located within Ely Leisure Village in the historic cathedral city of Ely, approximately 15 miles north of Cambridge. The property forms part of a well-established leisure destination, positioned adjacent to a Cineworld cinema and a range of complementary food and beverage operators, benefiting from strong footfall throughout the day and evening economy. Other operators include McDonald's, Nando's, KFC, Subway, Pizza Hut, Arbuckles and Mangiare.

The leisure park benefits from good road connectivity, situated just off the A10, providing direct access to Cambridge and the wider regional road network. Ely railway station located approximately 1 mile to the south-east, offering regular services to Cambridge, London and other regional centres.

[Link to Street View](#)

Description

Large modern pub restaurant with full commercial kitchen, extensive dining areas, large bar external terrace and providing 156 seated covers, plus seven stools, with a mixture of fixed seating, booths and loose furniture. Male and female customer toilets, plus DDA WC.

Fully fitted to a high standard, open and trading.

Externally, the property benefits from access to the leisure park's extensive shared customer parking.

<https://www.greeneking.co.uk/pubs/cambridgeshire/isle-of-ely>

Floor Area: 6,027 sq ft GIA (not measured but referred to in the lease)

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 - [Link to Premises Licence](#)

Permitted to sell alcohol Monday to Sunday from 10am-midnight.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £154,000 w.e.f. from April 2026.

Tenure

Held leasehold for a term expiring September 2042. The passing rent is £120,540 pa subject to review in 2027. A service charge is payable.

User: public house and or restaurant with ancillary bar within Class A3 and or A4 of the TCP Use Classes Order 1987.

Exclusions

The Hungry Horse brand name and anything uniquely associated there with, tills, computers, leased equipment, stock, smallwares and personal effects of the staff.

EPC – Rating B – [Link to EPC](#).

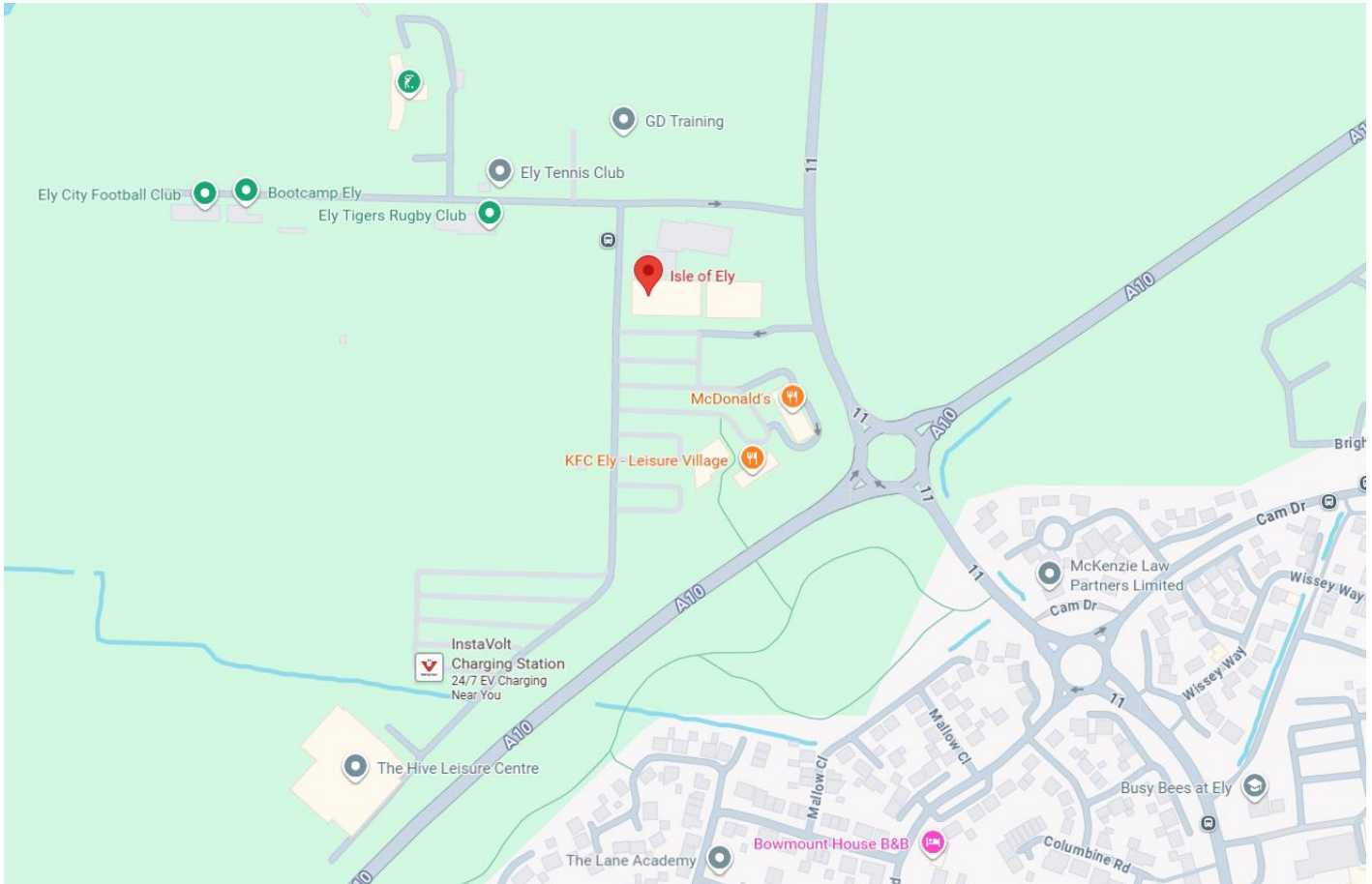
Money Laundering

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

For further information or to organise a viewing, please contact Eren Gurpinar on Tel: 07798883695 or Email: Eren.Gurpinar@agg.uk.com or Richard Negus on Tel: 07850 642808 or Email: richard.negus@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

