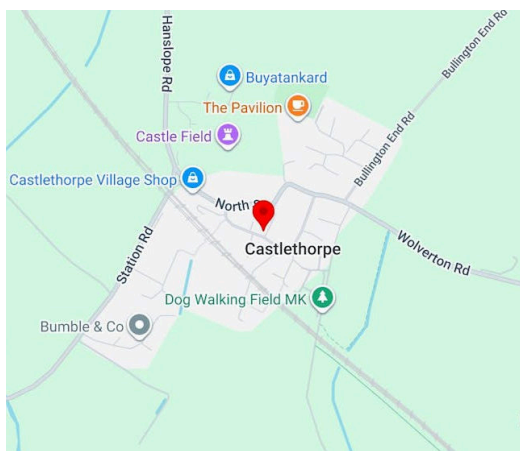




1 South Street, Castlethorpe, Milton Keynes, MK19 7EL

Pub / Bar / Club To Let | £60,000 per annum exclusive of, rates, vat & all other outgoings. | 3,111 sq ft

A DELIGHTFUL PUB IN NEED OF REFURBISHMENT. LOCATED IN A DESIRABLE VILLAGE LOCATION



Description

A stone built Grade II listed public house (freehouse) in need of refurbishment. The property is arranged over ground first & second floors in addition to a garden & outbuilding.

Location

The property is situated in the village of Castlethorpe in Buckinghamshire. Castlethorpe is a village and civil parish with a population of about 1,000 in the unitary authority area of the City of Milton Keynes, Buckinghamshire, England.[2] It is about 3 miles (4.8 km) north-east of Stony Stratford, 4 miles (6.4 km) north-west of Newport Pagnell and 7 miles (11 km) north of Central Milton Keynes. It is separated from the county of Northamptonshire by the River Tove.

Accommodation

Name	sq ft	sq m
Building - Ground, 1st & 2nd floors	3,111	289.02
Total	3,111	289.02

Terms

The property is available to let by way of a new full repairing & insuring lease for a term of 10 years with provision for 5 yearly rent reviews.

AML

Parties taking will be required to comply with referencing & anti money laundering searches at a cost of £75 plus VAT & £50 plus VAT per person.



Summary

- Rent: £60,000 per annum exclusive of, rates, vat & all other outgoings.
- Business rates: Based on the current RV subject to conditions the property should qualify for 100% small business rate relief
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (70)
- Lease: New Lease
- Terms: 10 years

Further information

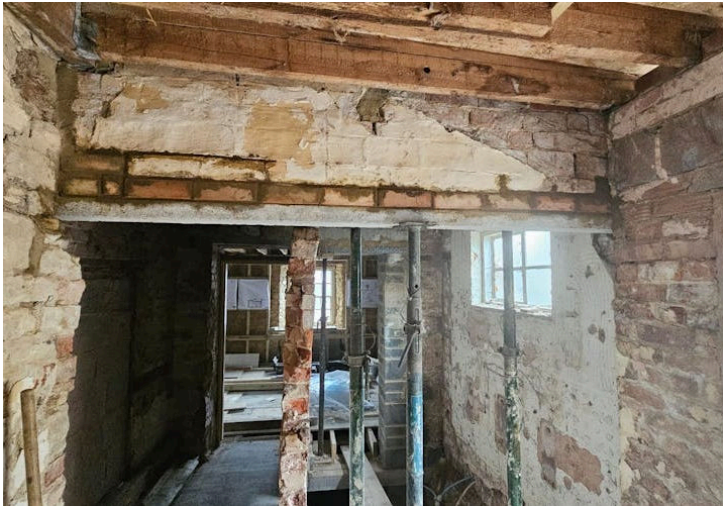
- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

The Carrington Arms South Street Castlethorpe MK19 7EL	Energy rating	Valid until: 5 May 2034
	C	Certificate number: 9589-4049-7415-9955-9719

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	289 square metres

Rules on letting this property

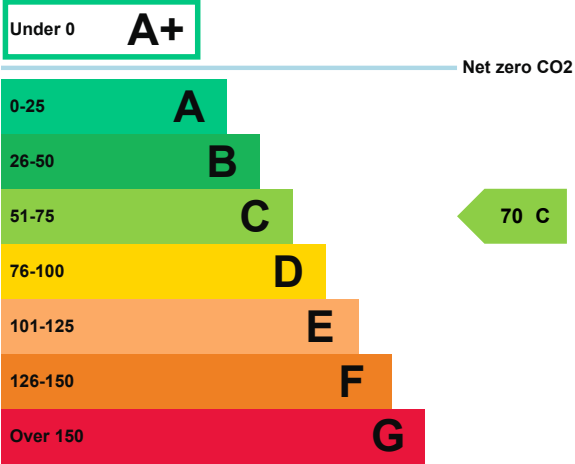
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 A

If typical of the existing stock

64 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	62.78
Primary energy use (kWh/m ² per year)	669

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8048-6881-9732-7991-6923\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Dale
Telephone	01296 714829
Email	paul@pcdhomeinspectors.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019578
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	PCD Home Inspectors
Employer address	15 Ovitts Close, Winslow, Bucks MK18 3QD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 April 2024
Date of certificate	6 May 2024