



George IV

Freehold

Offers invited in Excess of **£675,000** (exc VAT)

George IV, Cautherly Lane, Great Amwell, Ware, SG12 9SW

AT A GLANCE

- Prominent detached Public House
- Function room & restaurant
- 2 bed flat above
- Fully fitted turnkey business
- Open plan bar and dining areas
- 2 large external terraces (c 100 covers)
- Affluent village south of Ware
- Presented in excellent condition

Viewing And Further Information

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PROPERTY

George IV is a prominent two storey brick built public house under pitch slate roof in a desirable area, south of Ware.

The entire premises is presented in immaculate condition, having been well maintained with comprehensive investment during the private owner's tenure.

The ground floor provides open plan trade areas, including bar and dining space (38 covers).

Serving these areas is a substantial commercial trade kitchen and wash up area with side access and service yard, along with cellar and storage areas.

There is a large function room/restaurant area regularly used throughout the year accommodating 40 – 50 covers.

The 1st floor provides excellent residential accommodation, comprising two bedrooms, bathroom and kitchen.

Externally there is a terrace to the front with heated parasols and space for 50+ covers while the lower ground floor provides a further terrace with space for 40+ covers and internal interactive darts area.

PLANNING

The local authority is East Herts District Council.

We are advised that the property is not listed, but it does sit within the East Herts Conversation area.

Use class Sui Generis (old class A4).

MEASUREMENTS

The area of the public house site is approximately 0.143 acres. The ground floor footprint (GEA) of the public house extends to 291 m² (3,128 ft²).

Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The business is full fitted with comprehensive wholly owned trade inventory, including commercial kitchen.



THE BUSINESS

The George IV operates as a destination pub with dining, being food led. Turnover is in growth and approaching £600,000, net of VAT.

Trading information can be made available to genuinely interested parties.

RATES & CHARGES

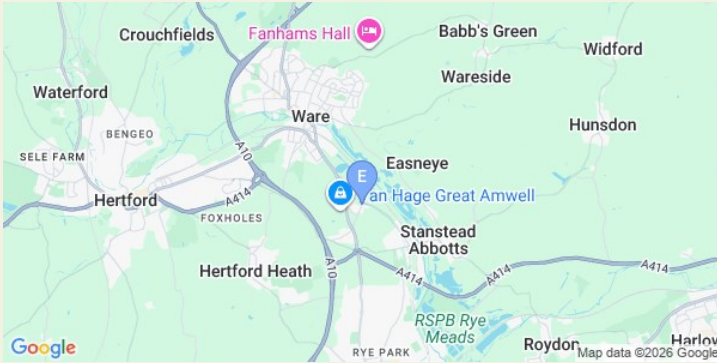
The rateable value as of 1st April 2026 will be £42,500. The owners are currently challenging the 2026 rateable value.

TENURE

Freehold offers are sought in excess of £675,000 (excluding VAT), inclusive of comprehensive trade inventory, goodwill and IP.

TUPE will apply. Stock at valuation on completion, in addition.





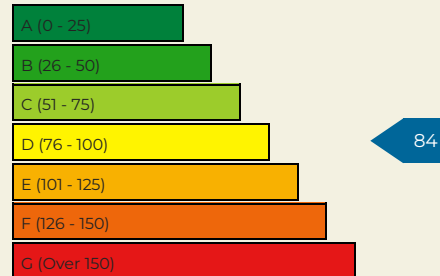
LOCATION

Great Amwell is a picturesque village located in East Hertfordshire, sitting 1.5 miles southeast of Ware and approximately 20 miles north of London. The nearby towns of Hoddesdon, Harlow and Hertford are all within a short drive. A strong community spirit underpins village life with annual festivals and summer music concerts, the George IV pub is a social hub and a prominent part of the village.

The public house is located on a corner plot in the middle of the village and offers a warm, welcoming and charming atmosphere combined with a cosy interior. The beer garden and outdoor seating area provide a wonderful summer dining experience.



EPC



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