



Crown

Freehold

PRICE REDUCTION- Offers in Excess of £385,000 (plus VAT)

Crown, 5 Church St, Litlington, Cambridgeshire, SG8 0QB

AT A GLANCE

- Comprehensively renovated and refurbished
- Desirable South Cambs Village
- Front terrace (20 covers)
- Stunning private accommodation
- Refurbished commercial trade kitchen & wash up area
- Grade II listed character building
- 3 interconnecting trade areas (65 covers)
- Rear trade garden (30 covers)
- Newly fitted ground floor cellar

Viewing And Further Information

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PROPERTY

The Crown has been comprehensively renovated, decorated and refurbished throughout to a high standard, ready for a new owner operator.

The Crown is now a stylish largely open plan bar/restaurant with new flooring, bar servery and three interconnecting trade areas with space for around 65 internal covers.

To the rear is a refurbished commercial trade kitchen and a new separate wash up area which is also equipped, with new flooring, appliances and shelving.

To the rear are male, female and accessible WC's, recently refurbished with marble tiling.

The 1st floor provides very comfortable private accommodation, including a large lounge and kitchen diner, which has been fitted to a high standard. There is also a family bathroom and large double bedroom. All presented in immaculate condition.

Externally the property provides a front terrace (20 covers) as well as two private parking spaces to the rear, plus patio area (30 covers), storage, and well equipped ground floor cellar, refurbished with new lines and condensing units.

The trade areas are also fitted with a Bose sound system, air conditioning, internet cabling and fire alarm.

PLANNING

The property is Grade II Listed. (Listing number 1330858) and is located in a conservation area.

The local authority is [South Cambridgeshire District Council](#).

MEASUREMENTS

Total site area c 494 m² (0.122 acres). Total floor area 211 m² (2,268 ft²).

*All measurements are approximate and taken from digital mapping systems.

FIXTURES & FITTINGS

All trade fixtures and fittings are including in the sale. The furniture in the residential accommodation can be acquired by separate negotiation.



THE BUSINESS

The property has been closed during lengthy and comprehensive renovation works to the entire building.

The Crown now provides flexible trading space, and stunning private accommodation, for a new operator for pub and dining use.

RATES & CHARGES

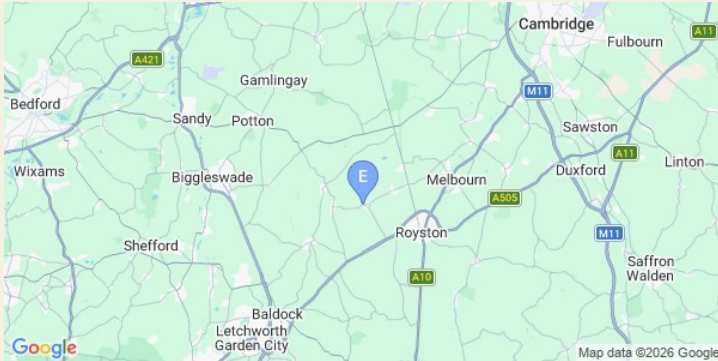
The Rateable Value as of 1st April 2026 is £14,700.

Council Tax Band B.

TENURE

Recently reduced price guide, with offers invited in excess of £385,000, exc VAT, which will be payable, subject to vacant possession and contract only.





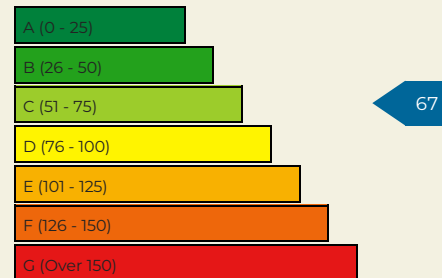
LOCATION

Litlington is a pretty, thriving rural village in southwest Cambridgeshire. Located 14 miles southwest of Cambridge and 3 miles northwest of Royston, Litlington is known for its quiet, community-focused atmosphere and historic charm. Bordering Hertfordshire along the A505 it is a popular spot for commuters working in Royston, Cambridge and London via the nearby Ashwell and Morden station.

The Crown is the only public house in the village and is located on the corner of Silver Street and Church Street, directly opposite the village church near the centre of the village.



EPC



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