

For Sale By Auction Freehold Investment and development opportunity.



**27 London Road, Sandy
Bedfordshire. SG19 1HA**

**Being sold via Secure Sale online bidding.
Terms & Conditions apply.
Starting Bid £425,000**

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Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



- Grade II listed Free House pub let on a commercial lease.
- Large plot.
- Holiday Pods.
- Outline planning permission for 3 one bedroom houses.
- large carpark.
- Immediate 'exchange of contracts' available.

Located in the market town of Sandy the Free House Pub has served the local community for many years, it comprises of two bar areas, a public and lounge bar, further snug room commercial kitchen, ladies and gents toilets, and outbuildings. On the first floor there is living accommodation for the publican comprising 2 bedrooms, lounge, kitchen, and bathroom, along with a roof terrace.

Outside the pub occupies a sizable plot of about 0.37 Acres with large car park, pub garden and patio areas, outbuildings utilised in part as cellar, and washing facilities.

Within the grounds sit 4 Holiday Pods erected under a mobile homes licence these can be let out as overnight accommodation.

The pub is let on a lease contracted outside of the Landlord and Tenants act for a period of 3 years from 1st March 2026 at a rent of £21,600 (Exclusive of VAT) per annum. Mutual break option 1st March 2027 (Subject to correct procedure).

Outline planning permission has been granted to the plot for 3, 1 bedroom houses to be erected in the far left hand side of the grounds (Removal of 1 holiday pod required).

Potential. Given the space available and terms of the lease there is potential to retain the pub as a working pub, build and either retain or let out the residential elements and subject to planning either regenerate the rear for further redevelopment and or redevelop the outbuildings to commercial units and let them out or residential dwellings. All being subject to planning permissions and lease terms.

EPC: Rated 'C' 67. Valid until 23rd June 2029

Rates: The VOA provides a rateable value of £21,500 as of 1st April 2026

VAT: All prices quoted exclusive of VAT

Viewing: by appointment via Satchells or the auctioneers.

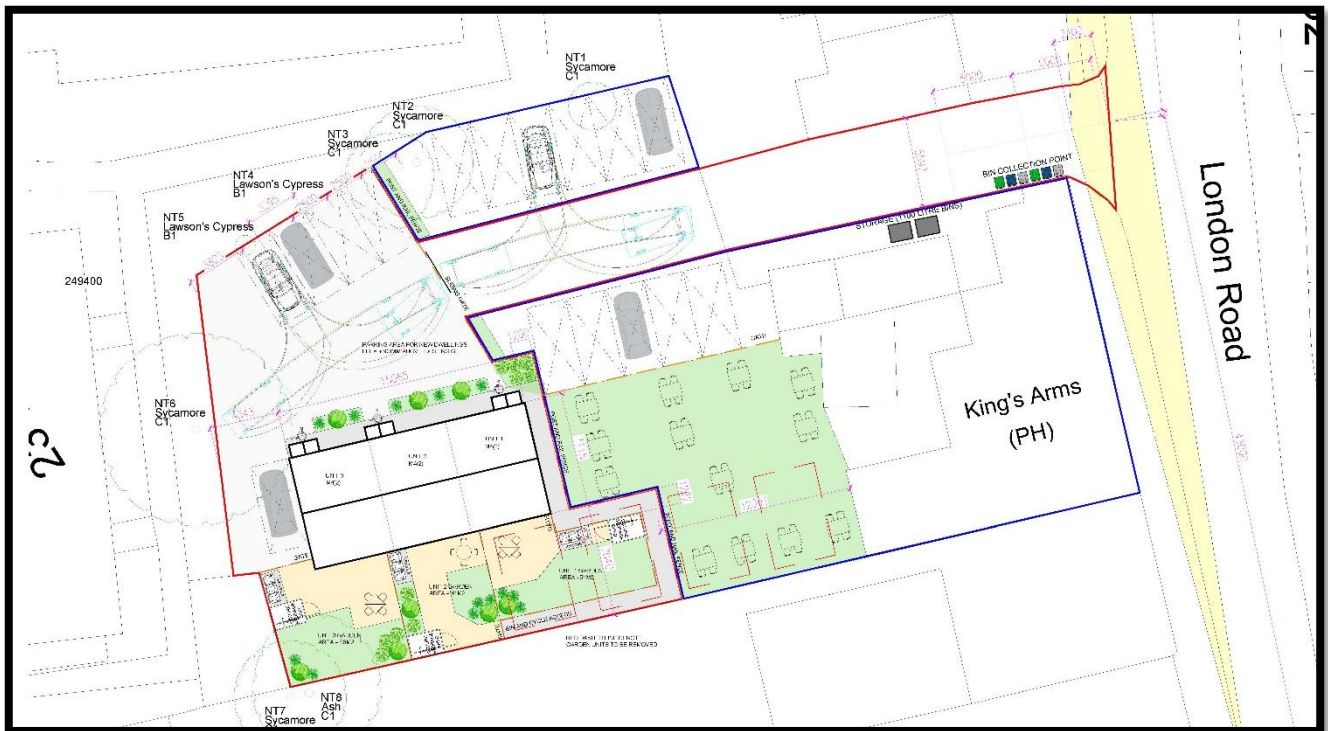
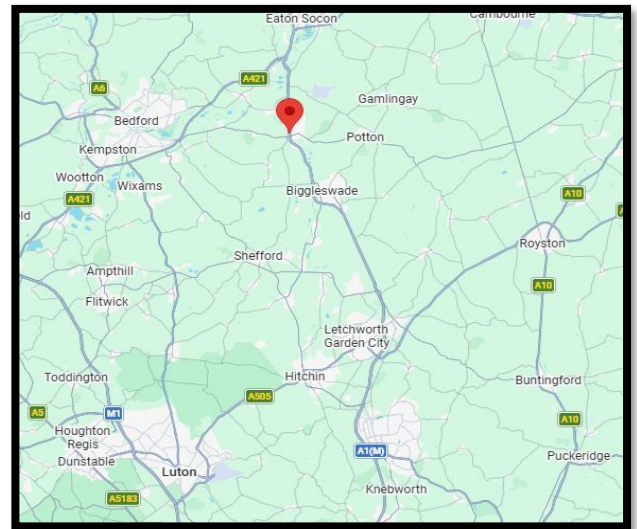
AML: It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such these will be undertaken by the auctioneers.

Information: Copies of the lease and outline planning permission available on request.

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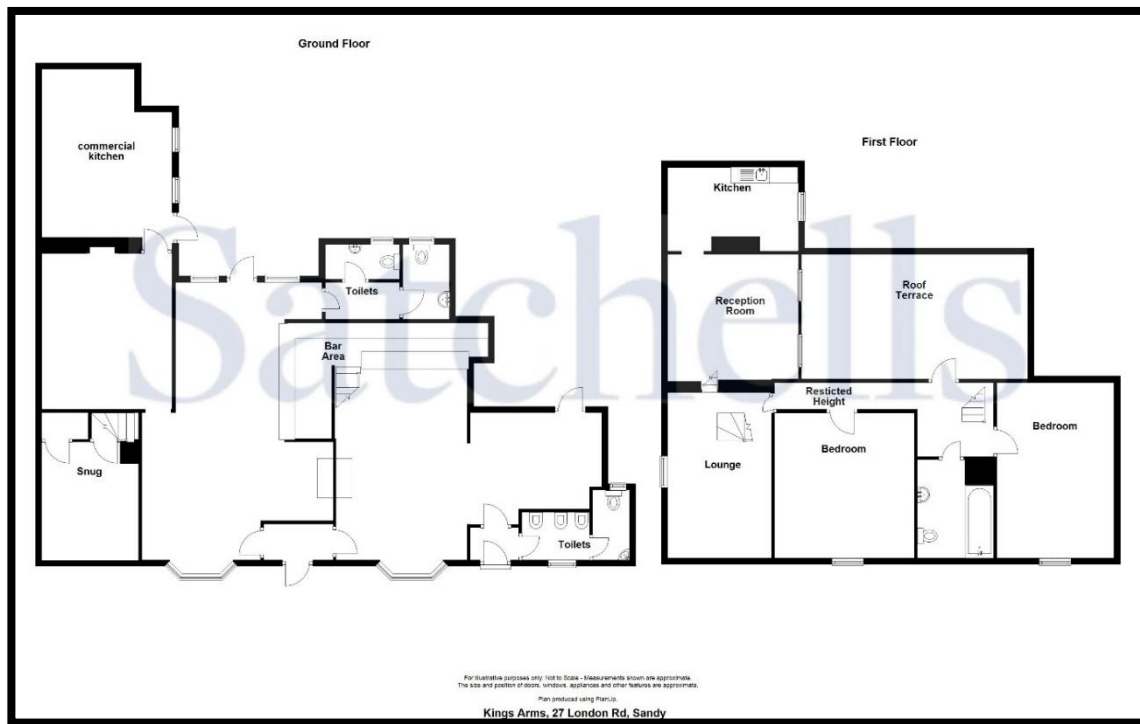




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Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

Draft particulars subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease.

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