

**fisher
german**

The Cock Inn

High Street, Pavenham, MK43 7NJ

Freehold/Leasehold
Character Public House

1,303 Sq Ft (121.01 Sq M)



For Sale / To Let



Amenities



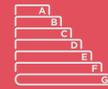
Public House



Kitchen



Basement



EPC



Rates Payable
£4,615.75



Motorway
M1 J13

The Cock Inn

1,303 Sq Ft (121.01 Sq M)

Description

A charming stone built detached property set back from the road, with side access to a car park and gardens at the rear with stunning views of the countryside.

Internally there is an open plan bar area covering the width of the property distinguished at either end for a dining area and a traditional bar at the other.

There are male and female WCs, fitted kitchens and basement area as well as a central front door there is also a side door, providing easy access to the rear of the property.

At first floor level there is residential accommodation providing a spacious landing with access to 3 bedrooms a kitchen/diner along with a family bathroom.

There is an outbuilding and single garage to the side of the property for general storage.

The letting/sale is due to retirement following a successful 5 year tenure.

Location

The property is set on the main road through the sought after village of Pavenham, just 6 mile north west of Bedford on the edge of the Great Ouse Valley. The village is just 2 miles from the A6 dual carriageway offering excellent links to Bedford and to Wellingborough and Kettering to the North.

This picturesque village comprises many period stone and thatched houses and is also home to the Pavenham Park Gold Club. The Cock Inn is the only pub in the village and is ideally located to the benefit from local and passing trade.

Accommodation

Description	Sq Ft	Sq M
Bar & Kitchens	688	63.88
Residential	615	57.13
Total	1,303	121.01

Locations

J13 M1: 16 miles

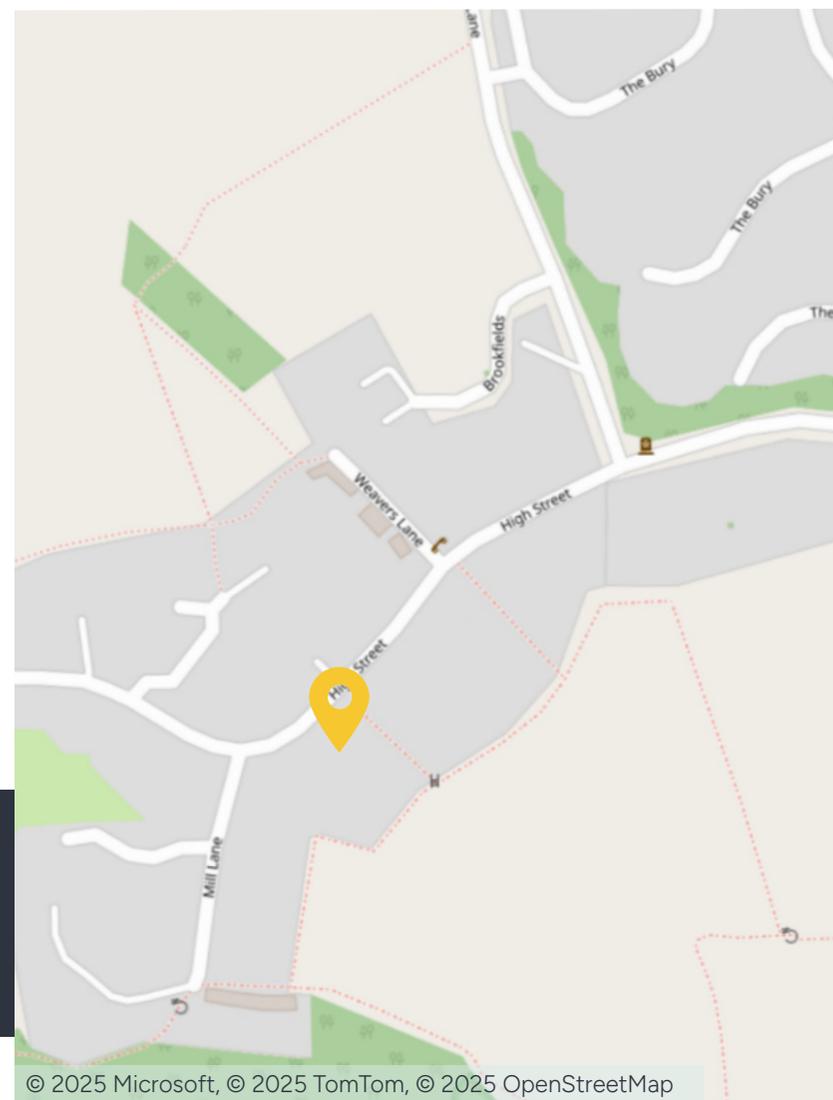
Bedford: 1 mile

Nearest station

Bedford: 6.1 miles

Nearest airport

London Luton: 32.6 miles





Further information

Tenure

The freehold is available to purchase at an asking price of £560,000 plus VAT.

The property is also available to lease on terms to be agreed at an asking rent of £19,500 per annum plus VAT.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £9,250

Rates Payable: £4,615.75

Commercial business rate relief is available however, any prospective interested purchaser / tenant should make enquiries to the local council for clarification on eligibility

EPC

The EPC rating is C 66.

Council Tax

Council Tax Band B.

Services

It is understood that mains electricity, oil fired central heating and water are connected. The purchaser/tenant is responsible for all services directly with the supplier.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale/letting.

Anti Money Laundering

The successful purchaser/tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser/tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: The Cock Inn, High Street, Pavenham, MK43 7NJ

What3words: ///curly.boss.heated



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated February 2026. Photographs dated May 2021.



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