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TAVERNS



GOLDEN KNIGHT, HUNTINGDON

HUNTINGDON PE29 7LB

AGREEMENT TYPE:
OPERATOR MANAGED

YOUR INVESTMENT:
£2,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

Description
Golden Knight is coming available in January 2027 now due to personal circumstances of the current operator, the pub is in super condition following on from our investment of £290.000 in December 2025 . The pub is situated within community neighbourhood within the ward of Huntingdon East in the district of Huntingdonshire in the East of England region. The pub is surrounded by chimney pots with a well supporting local community. It has good local amenities and a nearby primary and secondary school, convenience stores, and large green open space (Sapley Playing Fields) with sports pitches and play area.

Pub Layout
The pub is presented in excellent condition and offers a fantastic turnkey opportunity for an incoming operator. On entering, you are welcomed by the main bar servery, which is well stocked with an excellent range of products to suit all tastes. The bright, fresh and welcoming interior has been thoughtfully laid out, with distinct areas to cater for different occasions and customer groups. A dedicated sports area features a pool table, two darts boards, multiple large screens and attractive wooden flooring, making it an ideal space for sports enthusiasts. Overlooking the bar, the main trading area offers comfortable fixed seating, booths and a selection of loose tables and chairs, creating a relaxed and sociable atmosphere. Externally, the pub benefits from an impressive lawned garden with ample space to accommodate around 100 customers. This is a fantastic asset during the summer months, providing the perfect setting for customers to enjoy a drink with family and friends. There is also great potential to make even more of this space by hosting community events, family fun days and charity fundraisers. The pub has also enjoyed success working with external food suppliers, giving local customers an additional reason to visit and stay longer. This flexible approach provides a varied food offer throughout the week, enhancing the overall customer experience without the need for an in-house kitchen operation.

TRADING STYLE

The Golden Knight is an established, busy community pub with a great customer base and plenty of opportunity for the right operator to build on its existing success. Already trading with a strong mix of sport, entertainment and community activity, the pub shows Sky Sports and TNT Sports across strategically positioned screens, creating a brilliant atmosphere for major fixtures and matchdays. The weekly calendar already gives customers plenty of reasons to visit, including midweek bingo and Play Your Cards Right, a weekly quiz, meat raffle and popular weekend entertainment. There are two darts boards & a pool table which are well used and the pub has regular teams playing. There's real scope for a new operator to build on this programme, introduce fresh ideas and continue growing trade throughout the week. Customers enjoy a great-value drinks range featuring leading brands, weekly promotions and monthly deals, while karaoke, discos and live entertainment help keep weekends lively. Community is at the heart of the Golden Knight, with fundraising and local activity playing an important part in the pub. It is essential that the new operator continues to put the community at the heart of the pub.

ACCOMODATION

Private Accommodation
The private accommodation consists of three bedrooms, lounge, kitchen, bathroom and a separate office. The Private accommodation is in great condition following the investment in 2025.

3+ Private Bedrooms | Beer Garden | Car Park | Live Music | Sports Teams

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FINANCIAL

WHY CHOOSE PROPER PUBS?

- Low £2,000 security deposit
- No rent to pay
- Earn 18.5% of net weekly sales
- Up to four bonuses giving you the opportunity to earn additional income
- Running costs covered, including business rates, and utilities, with no stock to purchase
- Employers' Liability and Public Liability insurance paid for by Proper Pubs
- Training package provided FREE of charge for you and your team, covering areas including marketing, social media, cellar management, stock and auditing
- 30+ FREE e-learning courses for you and your team
- Ongoing support to help you build your skills, grow your business and get the best from your pub

BDM VISION

Louise Hill, Business Development Manager, is looking for an experienced and ambitious operator who understands what makes a great community pub tick. The Golden Knight needs someone who will be visible, hands-on and passionate about their local community, with the energy to engage customers of all ages and continue building on the strong foundations already in place. I need someone who has the the ambition and skills to take this established pub to the next level whilst providing a consistent service with great standards and the ability to run an efficient and well maintained business. To succeed the new operator must have a passion and energy for promotion and hosting events to suit all occasions to meet the local community needs. Ultimately, I want an operator who can bring people together, build trade throughout the whole week and take an already successful community pub to its next level.

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