



GREEN MAN, GREAT WYMONDLEY

HITCHIN ROAD, GREAT WYMONDLEY,
SG4 7EU

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£14,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

Located in the village of Great Wymondley, between the affluent Hertfordshire towns of Hitchin and Baldock, The Green Man is the only pub in the village and offers an excellent opportunity for a new licensee to build on its well-established local trade. The pub also benefits from good road and transport links, with the A1(M) within easy reach, providing convenient access towards London, Stevenage, Letchworth and further afield. Hitchin railway station is also nearby, providing regular services to London and Cambridge. The pub is an attractive detached, stone-built property with ample car parking and a large terrace and beer garden. The property is arranged over two floors, with private accommodation upstairs, whilst downstairs comprises a small public bar, a larger lounge and dining area, toilets and a well-equipped commercial kitchen. The pub has been in the hands of the same tenant for the past 30 years, who have now decided it is time to retire. This presents an opportunity for a new licensee to take on a well-established village pub and put their own stamp on the business.

Pub Layout

On entering through the main front entrance, there is a choice of two doors. To the right is the public bar, which has a small bar servery and access to the gents' toilets. The bar can accommodate approximately 30 customers and is predominantly used for drinking and showing live sports on TV, providing a more informal area for regulars and sports fans. To the left is the larger lounge and dining area, which benefits from a good-sized bar servery, a choice of draught beers and a back bar displaying a selection of wines and spirits. This area is currently used for serving the pub's traditional food offer, as well as providing a quieter and more relaxed space for customers to enjoy a drink. The lounge can accommodate approximately 60 covers and also provides access through a side door to the terrace and garden. Externally, the pub benefits from a large terrace and well-kept beer garden to the side of the building, accessed directly from the lounge and dining area. The garden is well fenced, providing a safe environment for families, and also includes a small children's play area with a climbing tree. There is currently no covered external seating area, providing an opportunity for an incoming

TRADING STYLE

The pub currently trades as a traditional country tavern, offering a good selection of cask ales, premium beers and a traditional country food menu, with various offers running throughout the week to appeal to different age groups. The pub benefits from a strong and loyal local following, with particularly good daytime trade. A number of regular customers have been visiting the pub for many years, with lunchtime trade being a key part of the current business. There is an opportunity for a new licensee to build on the existing trade by placing greater focus on the late afternoon, early evening and evening periods. Developing the food and drink offer, introducing events and activities and making greater use of the garden and terrace could also help to attract additional customers and encourage existing regulars to visit later in the day. As the only pub in the village, the Green Man is well placed to continue providing an important meeting place for the local community, whilst giving a new licensee the opportunity to develop the business further.

ACCOMMODATION

Private Accommodation

The accommodation consists of 2 bedrooms, lounge & bathroom all in excellent condition. Commercial kitchen downstairs is also used for private cooking.



3+ Private
Bedrooms



Beer Garden



Car Park



Cask Ale



Children Play
Area



Kitchen



Food
Preparation
Area



Live Music

FINANCIAL

Weekly Rent: £451.92
Estimated Annual Turnover*: £552,264
Security Deposit: £6,000
Working Capital: £5,000
Stock: £3,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the ‘Additional Info’ tab.



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Cask Ale



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