



LONG LEASEHOLD PUB FOR SALE

Harlow, Hertfordshire

WILLOW, HODINGS ROAD, HARLOW, ESSEX, CM20 1NN

- Building footprint approximately 420 sq m (4,516 sq ft)
- Car parking for circa 38 cars.
- Close to town centre.

LONG LEASEHOLD – at peppercorn rent, free of all ties

PREMIUM OFFERS INVITED (plus VAT if applicable)

SUBJECT TO CONTRACT sole selling rights

COUNL144

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is located approximately one third of a mile from both the Harvey Shopping Centre and the Princess Alexandra Hospital in a predominantly residential district within central Harlow. It fronts Hodings Road.

A location plan is attached.

Description

The pub is a typical 1960's style purpose built unit being detached and laid out on two storeys within a large plot of land, the majority of which is devoted to a 38 space tarmacadam car park. There is a part lawned, part paved patio to the rear with a small patio to the front.

Ground floor Sports themed trading area, ladies and gentlemen's customer toilets, trade kitchen and a beer store with a delivery door to the car park.

First floor Three double bedrooms, living room, bathroom/WC and a kitchen.

Using the online Promap measuring service the building footprint and site area are calculated to be: -

Building Footprint 420 sq m (4,516 sq ft).

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of Harlow Council, it is understood that the property has a Premises Licence permitting the sale of alcohol on Sunday to Thursday from 11:00am until 11:00pm and on Friday & Saturday from 11:00am until 1:00am.

Planning

From enquiry of Harlow Council, it is understood that the property is neither listed nor situated within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £50,000. From 1st April 2017, all commercial properties in England, Wales and Scotland will be re-assessed, the draft rateable value is currently £43,600.

Tenure

Leasehold, to 25 December 2058, without review. The headline rent passing is £25,000 per annum. The lease is free of all ties.

Basis of Sale

Premium offers invited for the head leasehold interest.

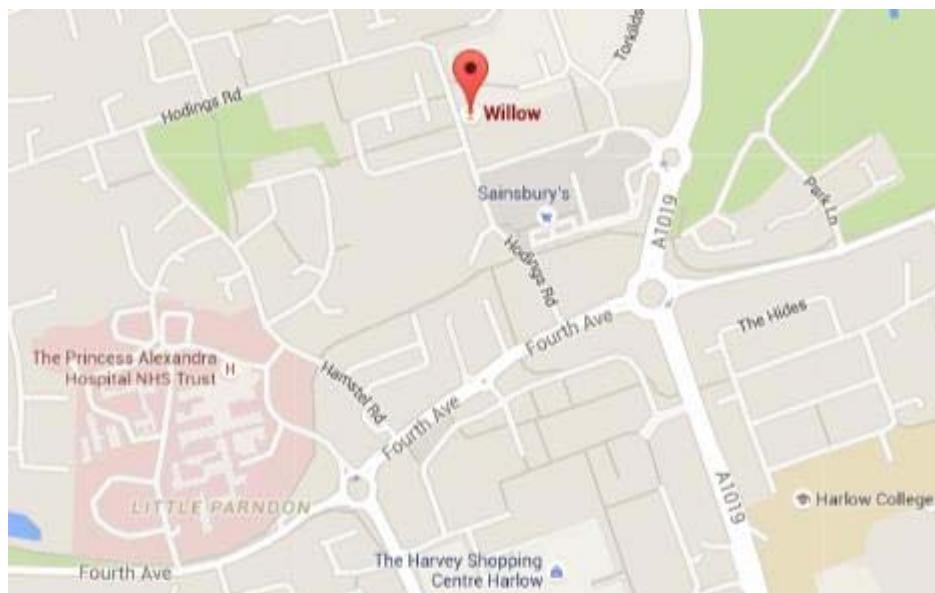
Viewing

Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information and to arrange a viewing please contact James Grimes or Panayiotis Themistocli on -
Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / panayiotis.themistocli@agg.uk.com

EPC

An EPC report is available upon request.



Source: Google Maps. Not to scale - Provided for indicative purpose

