



## SIZABLE PUB TO LET - CHESHUNT

**GREEN DRAGON, 62 CHURCHGATE, CHESHUNT, WALTHAM CROSS, EN8 9NF**

- Approx. 2 kilometres (1 mile) north of Junction 25 of the M25 / A10 Great Cambridge Road intersection
- Total site area of just over 0.4 of an acre, approx. 1,710 sq m (18,400 sq ft).
- Trade patio and car parking for approx. 30 vehicles.
- The landlord will consider letting the property for alternative / community uses (subject to obtaining the necessary consents).

**LEASEHOLD** – with vacant possession upon completion

**RENTAL OFFERS INVITED** (plus VAT if applicable)

**SUBJECT TO CONTRACT** sole selling rights

CounL215

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## Location

The pub is situated within an area administered by Broxbourne Borough Council approximately 22 kilometres (14 miles) North of central London. It lies circa 2 kilometres (1 mile) to the north of Junction 25 of the M25 / A10 – Great Cambridge Road intersection. It fronts Churchgate near its junction with Homeleigh Street and is surrounded by predominantly residential accommodation. The site adjoins Whit Hern Park, Broxbourne Council offices are within close proximity and a church lies opposite.

Theobalds Grove Railway Station lies approximately 1 ½ kilometres to the south east and provides frequent services into London Liverpool Street with a journey time of around 35 minutes.

A location plan is attached.

## Description

The building is semi-detached constructed over two storeys, beneath a pitched clay tiled covered roof. The building has painted and rendered elevations to the front. There is a coaching entrance in the middle which leads into the car parking area and out buildings/former stable. There is car parking for circa 30 vehicles to the rear with a trade patio.

|              |   |
|--------------|---|
| Ground floor | Decorated in a traditional style, sub-divided into two trading areas serviced from a central bar servery, a trade kitchen, a set of customer wc's, a pool room and three store rooms. |
| First floor  | Function room fitted with single bar servery in addition a manager's flat which comprises an office, four rooms and a domestic kitchen.   |
| Second floor | One bedroom.  |
| Basement     | Cold beer store.  |

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

|              |                        |
|--------------|------------------------|
| Ground floor | 261 sq m (2,808 sq ft) |
| Basement     | 27 sq m ( 290 sq ft)   |
| First floor  | 185 sq m (1,990 sq ft) |
| Second floor | 17 sq m ( 182 sq ft)   |
| Total        | 490 sq m (5,270 sq ft) |

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

|                        |   |
|------------------------|---|
| Pub Building Footprint | 367 sq m ( 3,950 sq ft)                       |
| Stable Block Footprint | 55 sq m ( 720 sq ft)                          |
| Total Site Area        | 1,710 sq m (18,400 sq ft) or 0.422 of an acre |

NB: The 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

The Premises Licence permits the sale of alcohol from 10:00am until 11:30pm on Sunday to Wednesday, from 10:00am until midnight on Thursday and from 10:00am until 1:00am on Friday and Saturday.

## Planning

From informal enquiries of Broxbourne Borough Council it has been established that the property is Grade II listed and lies within the Churchgate Conservation Area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £19,500 with effect from 1<sup>st</sup> April 2017. The residential portion of the premises is registered for Council Tax purposes under Band C, the council tax payable for 2017/18 is £1,352.

## Basis of Letting

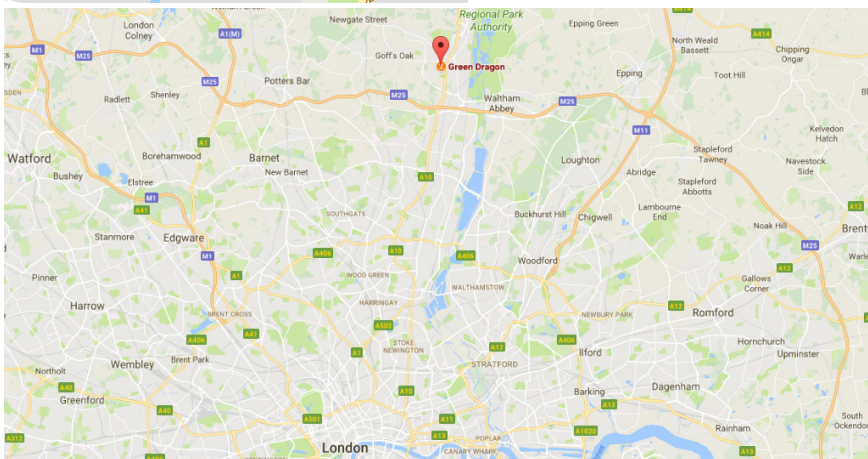
Rental offers are invited for a new lease with all terms to be negotiated. The landlord will consider letting the property for alternative uses (subject to obtaining the necessary consents).

## Viewings & Further Information

Prospective tenants are requested to an external inspection in the first instance.

For further information or to organise a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

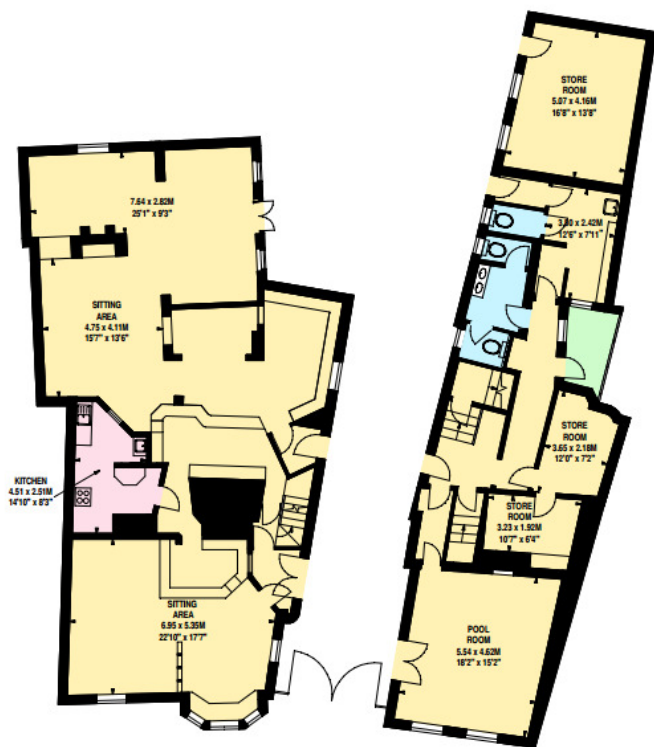
## Location Plans



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



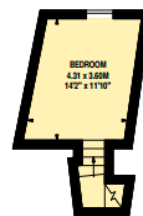
## Floor Plans



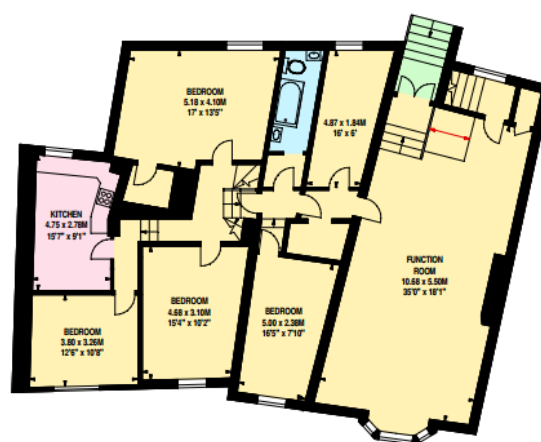
Ground Floor



Basement



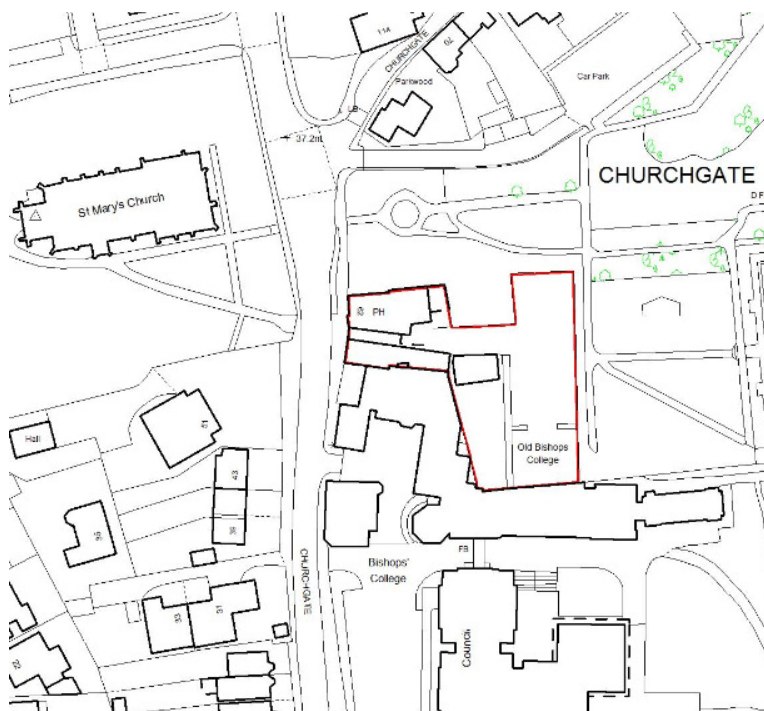
Second Floor



First Floor

Not to scale - Provided for indicative purposes only.

## Site Plan



Source: Land Registry. Not to scale - Provided for indicative purposes only.

## EPC

