

LEASEHOLD PUB FOR SALE

Chelmsford, Essex

**Globe, 65 Rainsford Road, Chelmsford, CM1 2QJ**

- Large site area of approximately 1,525 sq m (16,631 sq ft)
- Car park and trade garden.
- Residential accommodation to the upper floors.
- Free of tie lease.

LEASEHOLD**UNCONDITIONAL OFFERS INVITED** (plus VAT if applicable)**SUBJECT TO CONTRACT** - Sole Selling Agents

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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 • M. L. Penfold BSc(Hons) MRICS**

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Location

The property is situated within an area administered by Chelmsford City Council. It lies approximately 0.4 kilometers (1/4 miles) north west of Chelmsford town centre and railway station. Trains run frequently into London Liverpool Street with a journey time of just over 30 minutes. The immediate area comprises predominantly residential accommodation with a mix of retail and commercial property.

Description

A two-storey detached property with a patio at the front and car park to the rear.

Internally the pub is set out as follows:

Basement	Cold beer store with ancillary storage areas.
Ground floor	Trading area – newly refurbished.
First floor	Managers flat.

Using the Online Promap measuring system we calculated;

Site Area	1,545 sq m	(16,631 sq ft)
Building Footprint	422 sq m	(4,548 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 the Chelmsford City Council it is understood the property has a Premises Licence permitting the sale of alcohol from 11.00am until midnight Sunday to Monday and from 11.00am until 1.00am on Friday and Saturday.

Planning

From informal enquiry of the Chelmsford City Council it has been established that the property is neither listed with the English Heritage nor situated within a conservation area but it is locally listed.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £30,000 with effect from April 2017.

Tenure

The pub is held by way of a 35 year lease with effect from March 1999. The lease is free of all ties and the current passing rent is £65,583 per annum.

Basis of Sale

Premium offers invited for the leasehold interest.

Viewing

Neither staff nor 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 Annabel Magnay on Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / annabel.magnay@agg.uk.com



Google Maps. Not to scale - Provided for indicative purpose

