

# THE GOAT

250 HIGH STREET, PONDERERS END, ENFIELD, EN3 4HB

AG&G



# THE GOAT SUMMARY

## FREEHOLD PUB FOR SALE

- Licenced to sell alcohol until 2:00am Friday & Saturday
- Fully fitted pub, ready to trade with trade kitchen
- Gross internal area approx. 504 sq m (5,428 sq ft)
- Prominent building fronting busy road
- E-Class Planning Use recently granted
- First floor trade terrace

## FREEHOLD VACANT POSSESSION

### GUIDE PRICE

£1,150,000 + VAT IF APPLICABLE

### SUBJECT TO CONTRACT

Sole Selling Rights

LonF592

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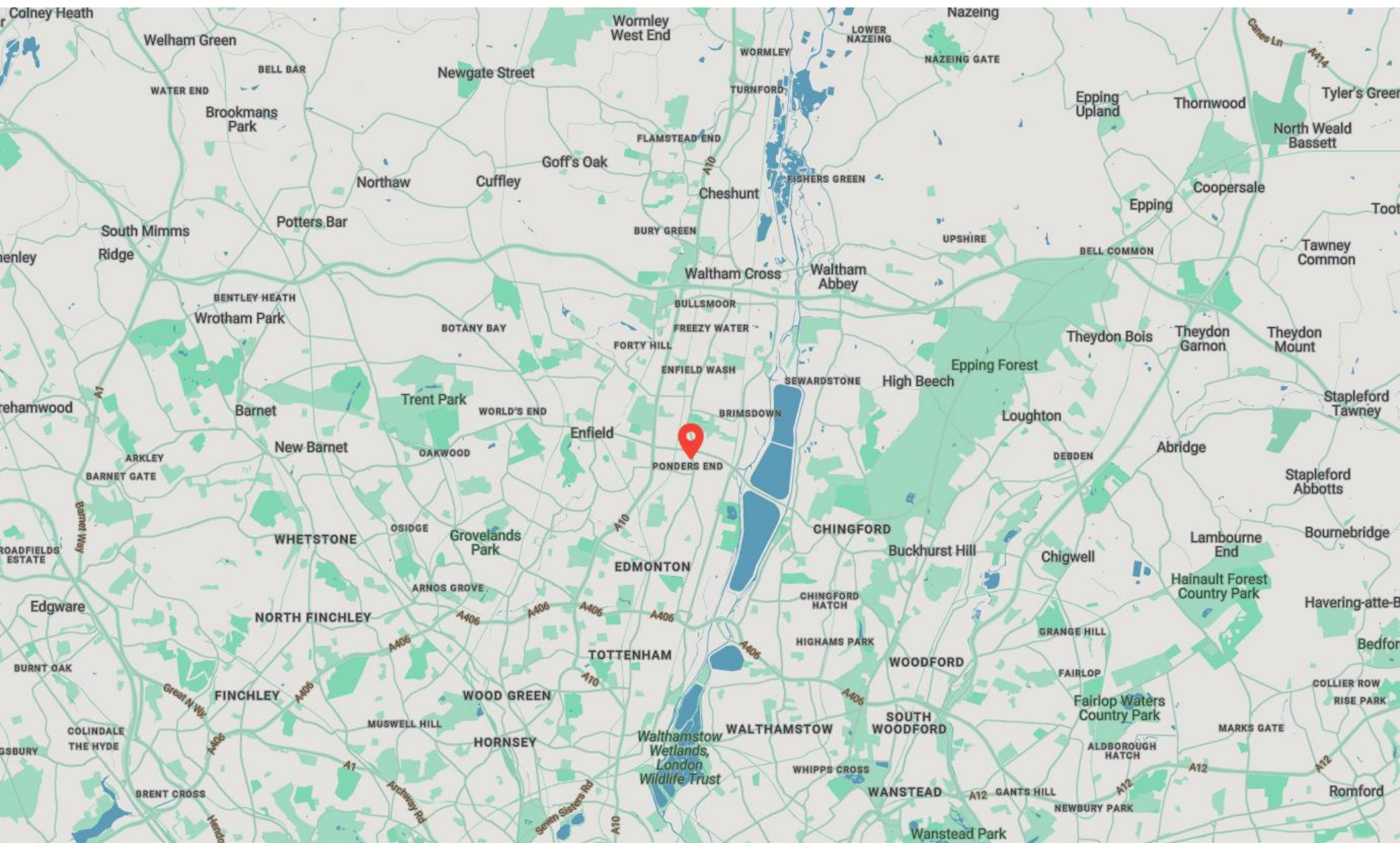
# LOCATION

Situated within the London Borough of Enfield, just over two kilometres (1 ½ mile) east of Enfield town centre.

The pub fronts High Street, Ponders End (A1010) and is surrounded by a mixture of commercial and residential properties.

The nearest railway station is Southbury which lies less than 500 metres to the north west which provided frequent services into London Liverpool Street with a journey time of around 30 minutes.

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## DESCRIPTION

**A fully fitted pub constructed over three storeys above part basement. Benefiting from a fully fitted trade kitchen, first floor terrace and residential accommodation.**

We have been advised that the property has the following approximate gross internal areas:-

|                     |                                 |
|---------------------|---------------------------------|
| <b>Ground Floor</b> | <b>251.8 sq m (2,710 sq ft)</b> |
| <b>First Floor</b>  | <b>121.4 sq m (1,307 sq ft)</b> |
| <b>Second Floor</b> | <b>60.3 sq m ( 649 sq ft)</b>   |
| <b>Basement</b>     | <b>70.8 sq m ( 762 sq ft)</b>   |
| <b>Total</b>        | <b>504.3 sq m (5,428 sq ft)</b> |

NB: AG&G have not measured the property and 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.

Internally the configuration of the pub is as follows:-

### **Ground floor**

Open plan customer trading area decorated in a traditional style fitted with an 'L' shape bar server, a set of customer wc's and a fully equipped trade kitchen. Modern side extension.

### **First floor**

Two rooms, domestic kitchen, bathroom with separate wc and roof terrace above newly constructed side extension.

### **Second floor**

Three rooms.

### **Basement**

Cold beer store and ancillary storage areas.

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## THE GOAT SERVICES

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

## LICENSING

The property has a Premises Licence permitting the sale of alcohol from 11:00am until midnight Sunday to Wednesday, from 11:00am until 12:30am on Thursday and from 11:00am until 2:00am on Friday and Saturday,

## PLANNING

We have been advised that the property is neither listed and nor is it situated within a conservation area. Planning permission was granted this year allowing the property to be used for E-Class Use, Enfield Council Planning Ref. 22/03816/FUL.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.

## EPC

The property has an EPC rating of D (85).

## RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £32,000 with effect from 1<sup>st</sup> April 2023.

## BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion.

Guide price £1,150,000 + VAT if applicable.

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# THE GOAT SITE PLAN



The above site plan is not to scale and is provided for indicative purposes only.  
All red-lines drawn are provided for indicative purposes only.

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## FLOOR PLANS



The above floor plans are not to scale and is provided for indicative purposes only.







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# VIEWINGS & FURTHER INFORMATION

**The pub is currently open and trading, a customer inspection is encouraged in the first instance.**

**Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.**

## PLEASE CONTACT:

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