

FREEHOLD PUB INVESTMENT - HATFIELD



HORSE & GROOM, 21 PARK STREET, HATFIELD, HERTFORDSHIRE, AL9 5AT

- Attractive Grade II Listed pub
- Situated within 200 metres of Hatfield Railway Station
- Gross internal area of approximately 284.1 sq m (3,057 sq ft)
- Let until March 2035 with a passing rent of £38,000 pa
- Five yearly open market rent reviews, next review scheduled in March 2025

FOR SALE, FREEHOLD SUBJECT TO LEASE

GUIDE PRICE £500,000 / 7.26% NET INITIAL YIELD

SUBJECT TO CONTRACT – sole selling agent

COUNF301

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Location

The property is located within the popular Hertfordshire commuter town of Hatfield. St Albans is located circa 5.5 miles (9 kilometres) to the west and Welwyn Garden City is circa 2.5 miles (4 kilometres) to the north.

The pub is located within 200 metres of Hatfield Railway Station. The immediate area comprises predominantly residential accommodation.

[Link to Street View](#)

Description

An attractive end of terrace Grade II Listed building with painted brick elevations. Internally, the ground floor comprises an open plan trade area with bar servery, function room, kitchen, cellar and storage areas. The first floor includes two bedrooms, living room, kitchen / dining room and bathroom / WC. The second floor has two rooms. There is a basement storage space in addition. The pub has a trade patio / terrace to the rear.

The property has the following approximate gross internal floor areas (floor plans overleaf and available in PDF format):

Ground Floor	125.7 sq m (1,353 sq ft)
First Floor	78.8 sq m (848 sq ft)
Second Floor	32.9 sq m (354 sq ft)
Basement	13.6 sq m (146 sq ft)
Outbuilding	<u>33.1 sq m (356 sq ft)</u>
Total	<u>284.1sq m (3,057 sq ft)</u>

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on these 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 their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 10:00am until 12:00am Monday to Saturday and from 12:00pm until 10:30pm on Sundays.

Planning

From enquiry of the Welwyn Hatfield Borough Council, it has been established that the property is Grade II Listed as being of special architectural or historical interest and lies within a conservation area.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £13,750, with effect from 1st April 2023.

Tenure & Basis of Sale

The property is let until March 2035 at a passing rent of £38,000 pa. The tenant is a Mr Benjamin James Gill. The lease includes five yearly open market rent reviews with the next review taking place in March 2025.

Freehold interest subject to lease. Guide price £500,000 reflecting a net initial yield of 7.26% (assuming standard purchase costs). VAT may be payable in addition to the purchase price. Subject to contract.

EPC

The property's energy rating is E.

[Link to EPC Certificate](#)

Viewings & Further Information

The staff and customers are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

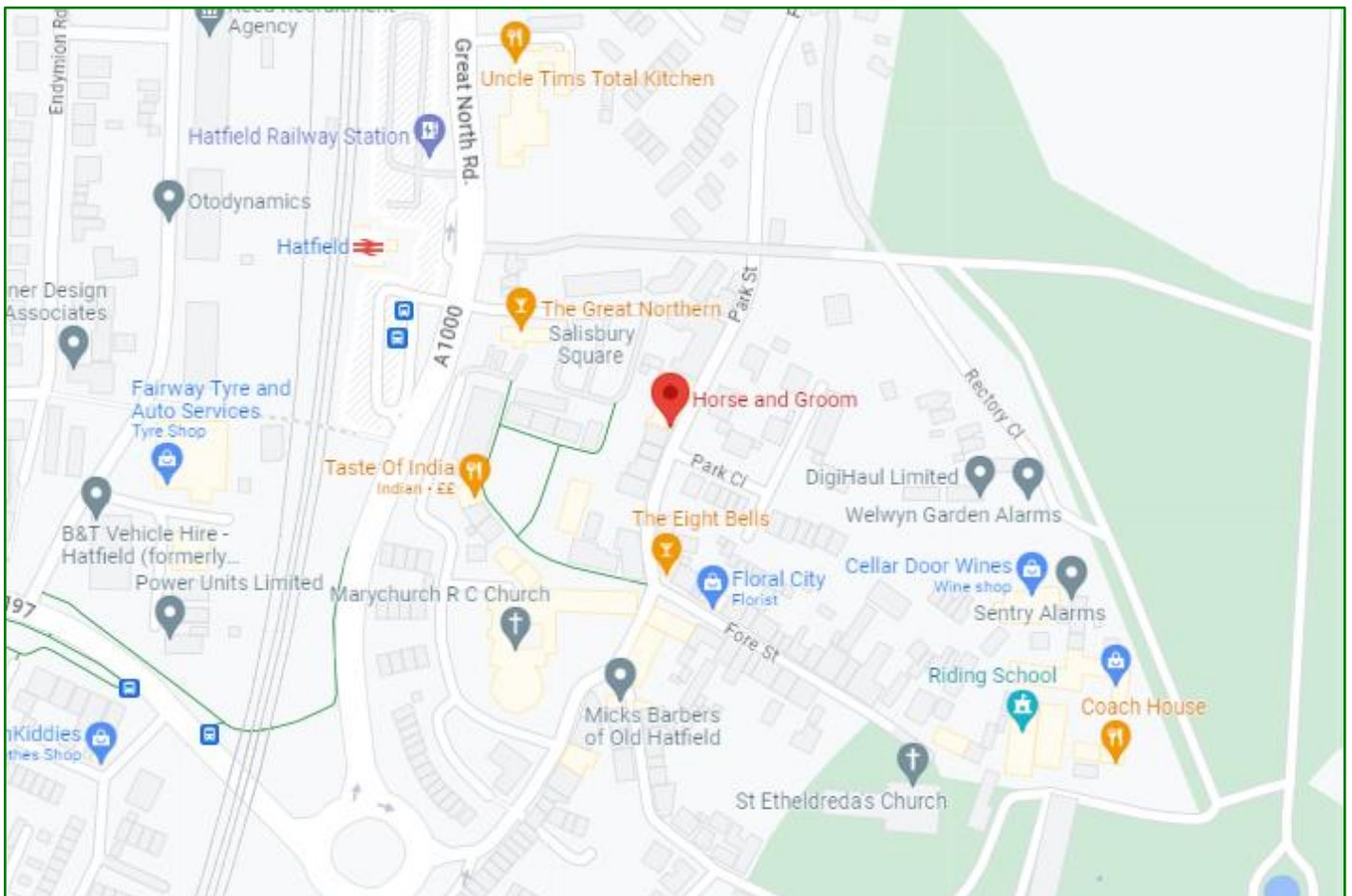
For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Location Plan

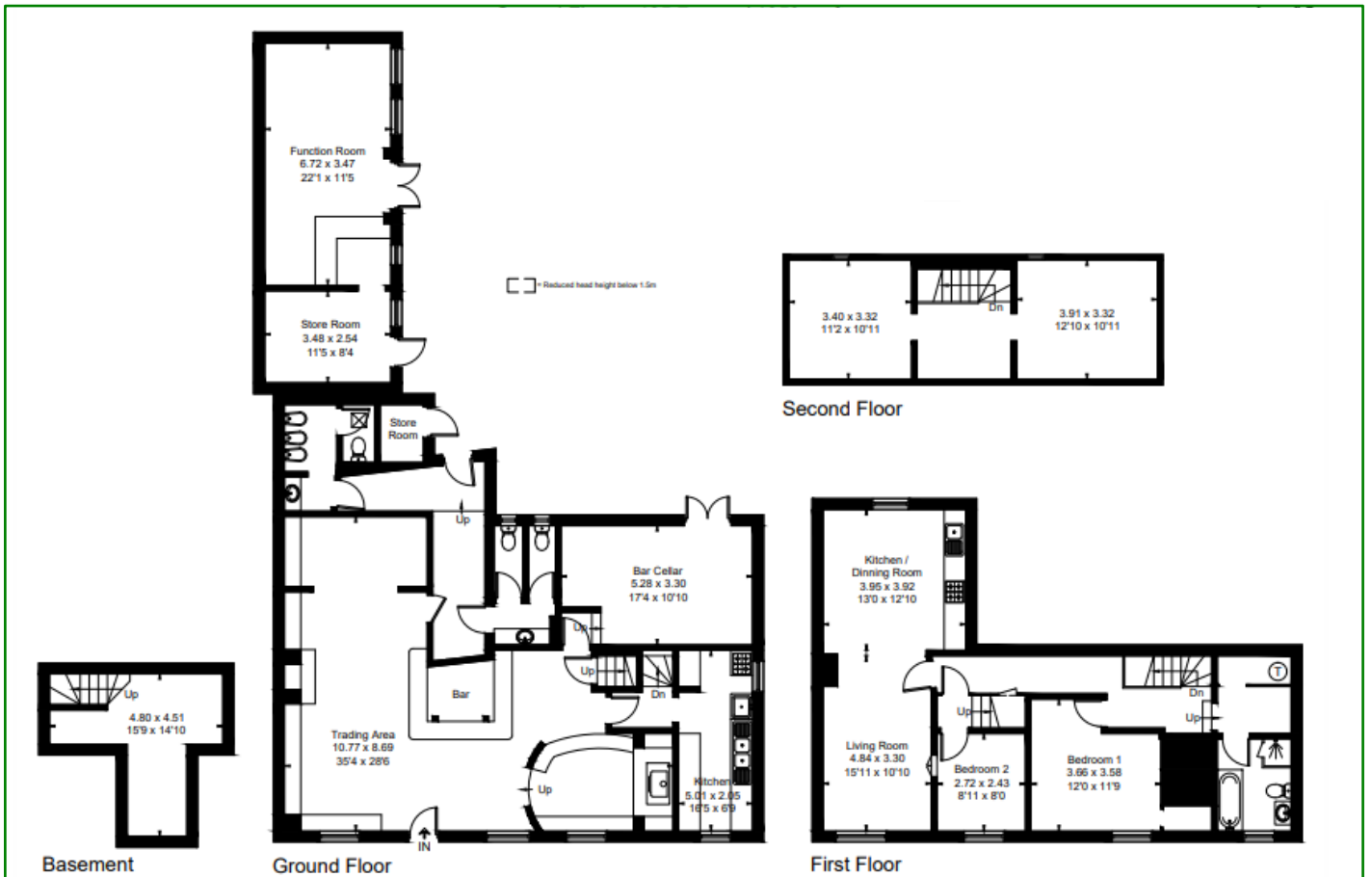
[Link to Location Map](#)



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



Floor Plans



Not to scale – provided for indicative purposes only.

Title Plan

