

AG&G



THE HAROLD

51 STATION ROAD, HAROLD WOOD, RM3 0BS

HAROLD PH, HAROLD WOOD

SUMMARY

- Fully fitted public house with car park and garden
- Opposite Harold Wood Station (Elizabeth Line)
- Site area approx. 0.32 acre (1,315 sq m)
- GIA approx. 528 sq m (5,681 sq ft)
- 2 x self-contained flats at first floor
- May suit alternative uses (subject to consents)

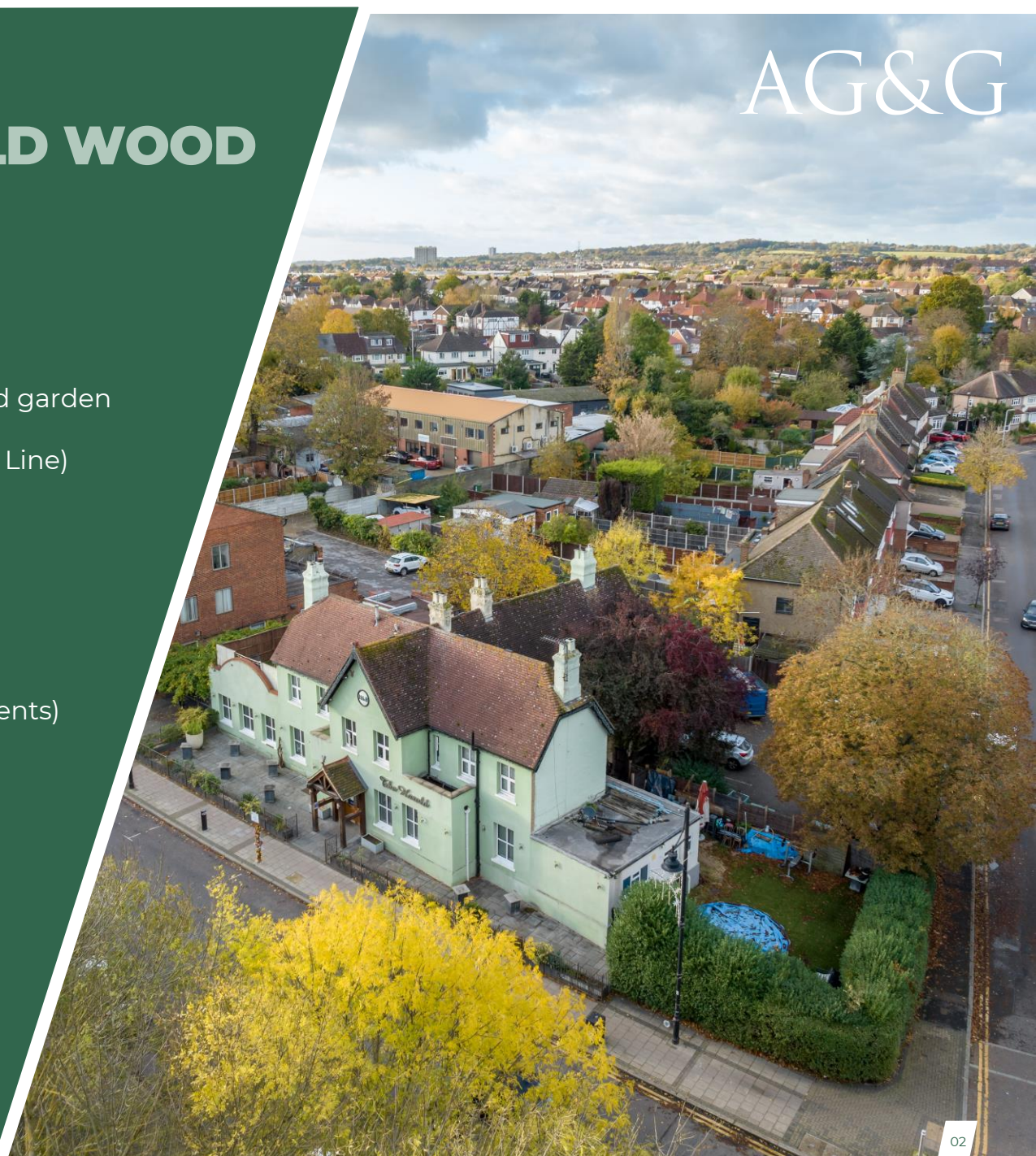
FREEHOLD VACANT POSSESSION

OFFERS INVITED

SUBJECT TO CONTRACT

Sole Selling Rights

LONF672



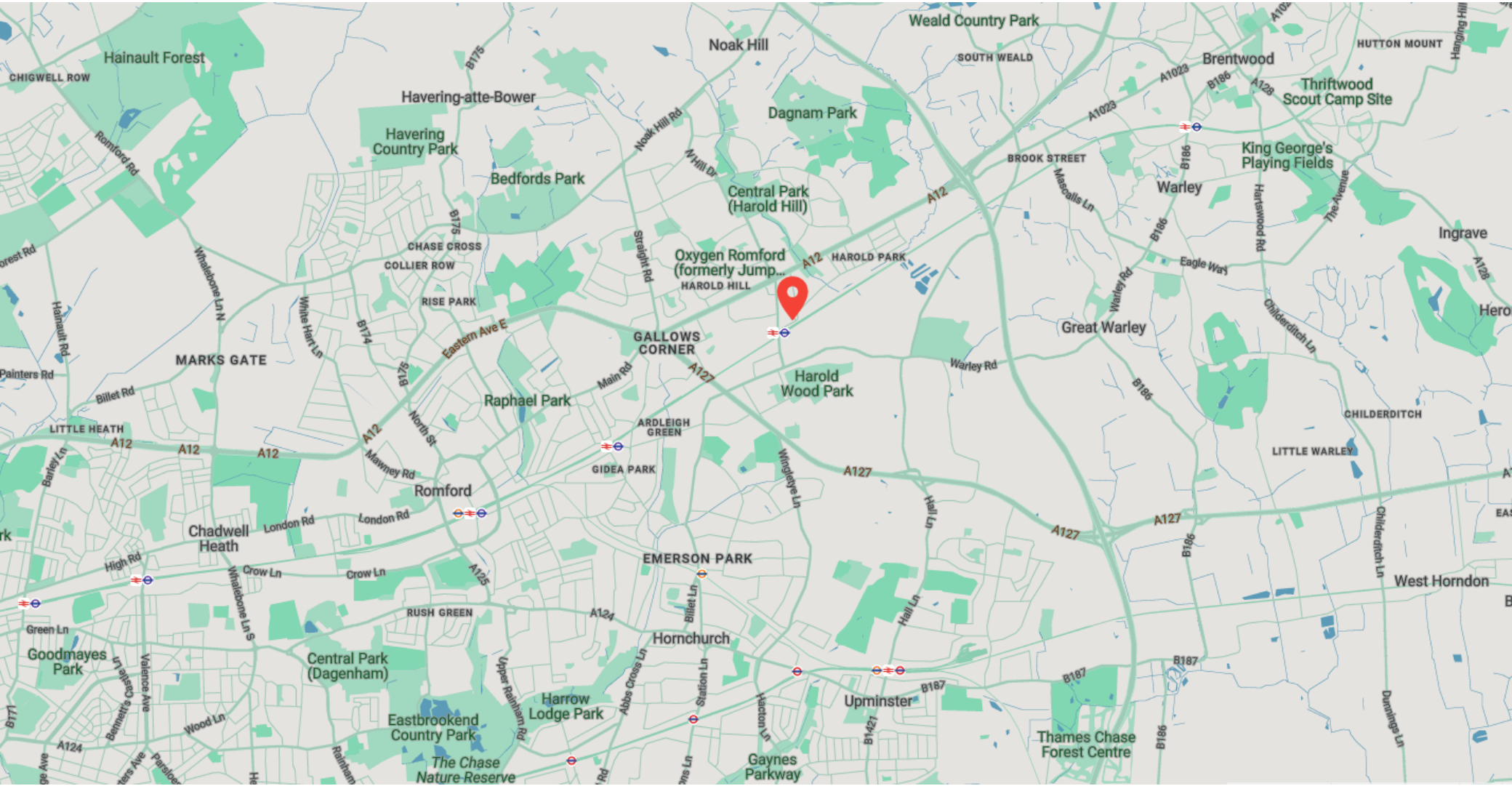
LOCATION

The pub fronts station road opposite Harold Wood Station (Elizabeth Line).

The pub lies within an area administered by the London Borough of Havering, approximately 4 kilometres (2 ½ miles) north east of Romford Town Centre.

The property is well connected in terms of transport links with Harold Wood station providing frequent and direct services into central London (Tottenham Court Road Station) with a journey time of around 40 minutes. The A12 Eastern Avenue lies just over 600 metres to the north with Junction 28 of the M25 (A12 interchange) less than 2½ kilometres (1 ½ miles) to the north east).

51 STATION ROAD, HAROLD WOOD, RM3 0BS



THE HAROLD

DESCRIPTION

An attractive, sizable detached building dating back to 1868, original built as a hotel. The site benefits from a trade garden with a storage area, covered smoking solution and car park to the rear.

Internally the building is set out as follows:-

Ground floor

Open plan bar area decorated in a traditional style with "L" shape bar servery, kitchen to rear and general ancillary storage areas to the rear. Raised seating area to the side. A set of customer wc's to the side.

First floor

Comprises two separate, self-contained one bedroom flats.

Basement

Cold beer store and general ancillary storage area.

We have been advised that the approximate gross internal floor areas are as follows:-

Ground Floor	337 sq m (3,626 sq ft)
First Floor	146 sq m (1,570 sq ft)
Basement	<u>45 sq m (484 sq ft)</u>
Total	528 sq m (5,681 sq ft)

According to Nimbus Maps the total site area and the building footprint are as follows:-

Total Site Area	0.325 of an acre (1,315 sq m)
Building Footprint	340 sq m (3,660 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.

51 STATION ROAD, HAROLD WOOD, RM3 0BS

THE HAROLD SERVICES

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

LICENSING

From informal enquiry of the London Borough of Havering, it is understood that the property has a Premises Licence permitting the sale of alcohol Sunday to Wednesday from 10:00am until midnight and Thursday to Saturday from 10:00am until 2:00am.

PLANNING

We have been advised that the property is not statutorily listed nor is it situated within a conservation area. 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 B.

RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £38,200 with effect from April 2023.

BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion. VAT will be payable in addition to the purchase price.

51 STATION ROAD, HAROLD WOOD, RM3 0BS

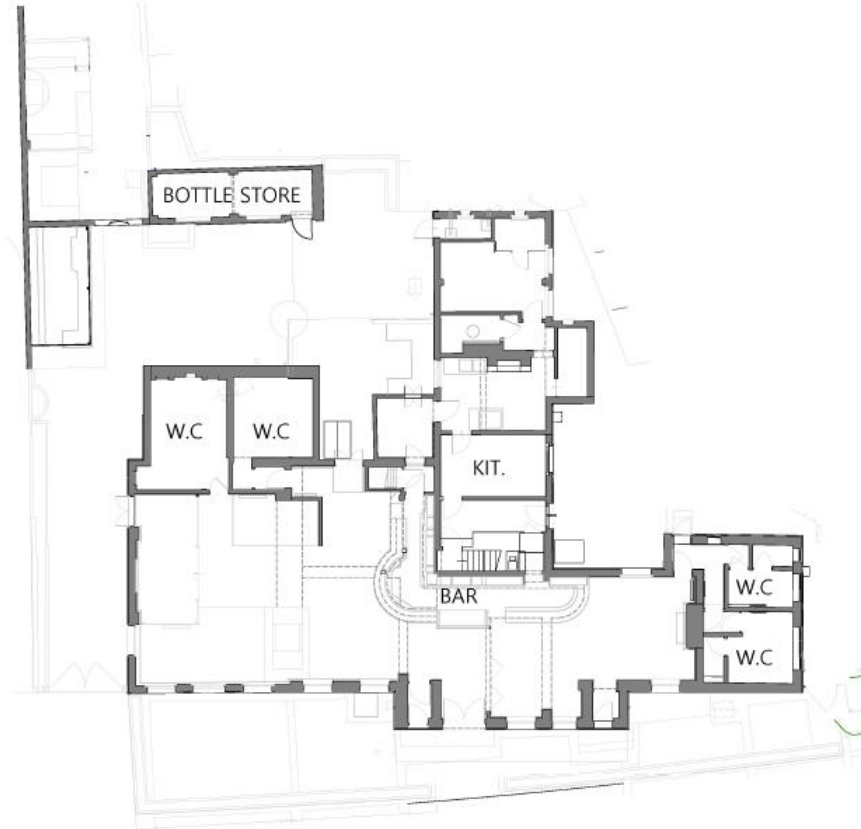
THE HAROLD SITE PLAN



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

THE HAROLD

FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Not to scale and is provided for indicative purposes only.



Recent development of 810 new dwellings

Harold Wood Station



VIEWINGS & FURTHER INFORMATION

The business is currently open and trading, prospective purchasers are requested to undertake a discreet customer inspection in the first instance.

On no account should any customers, staff or management be approached in connection with this sale.

PLEASE CONTACT:

Panayiotis Themistocli

tel: 020 7836 7826

mob: 07973 856 232

email: Panayiotis.themistocli@agg.uk.com

web: agg.uk.com

Address: 8 Exchange Court
Covent Garden
London
WC2R 0JU

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.

Directors 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 • P.A. Themistocli BSc (Hons) 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.