

FREEHOLD HIGH STREET PUB IN POPULAR TOWN

EPPING

**DUKE OF WELLINGTON PH, 36 HIGH STREET, EPPING, CM16 4AE**

- Affluent local demographic
- Superb position on busy High Street – virtually opposite Tesco Superstore
- 12 Car parking spaces to the front with two points of vehicular access
- Potential to convert front car park into additional outdoor trading area
- May suit alternative uses, subject to obtaining the necessary consents

[STREET VIEW](#)**FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION****GUIDE PRICE £975,000+VAT****SUBJECT TO CONTRACT – sole selling agent**

LonF686

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com**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 • Associate Director C. Criag MSc (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.

Location

Excellent position fronting popular High Street surrounded by a host of commercial and retail occupiers including a busy Tesco Superstore. The pub enjoys a monopolistic position, away from a cluster of competitor pubs on northern end of High Street. There is a large residential neighbourhood located just off the High Street, mixed in terms of style, age and ownership.

Epping Underground Station (Central Line), lies approximately 500 metres to the southeast and provides frequent services into central London with a journey time of around 35 minutes into London Liverpool Street.

Location plans are attached. [Link to Street View](#)

Description

The main pub building is of two storeys over basement with single story extension to side. The main roof has pitched tiled covering. A detached former stables block lies to the side, used for short stay lettings, is of brick construction with pitched tiled roof. Tarmac covered car parking to front, with space for twelve vehicles, and two points of vehicular access from road.

Ground floor: Set out as a saloon area with additional games room. Central counter. Ladies and Gents toilets. Trade kitchen. Access to secure yard at rear, which includes lean-to storage. Customer outdoor patio to rear.

First floor: Used for domestic purposes and including three double bedrooms, living room, bathroom and residential kitchen.

Basement: Cold beers store with delivery hatch to side of pub.

Former Stable: Used for letting accommodation, comprising three bedrooms.

A site plan extract and a ground floor licensing plan are attached.

Nimbus Maps measurements:-

Total Building Footprints 335 sq m (3,605 sq ft)

Total Site Area 882 sq m (9,490 sq ft) or 0.218 of an acre

NB: The above areas are approximate and are provided for guidance purposes only, 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

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

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 11:00am until 01:00am Monday to Saturday; 12:00pm until 01:00am Sunday.

Planning

From enquiry of the Epping Forest District Council, it has been established that the property is not listed as being of special architectural or historical interest, nor does it lie in a conservation area.

Rating Assessment

The property is listed as a 'Public House, Guest Rooms & Premises' with a rateable value of £29,500, with effect from 1st April 2023.

Basis of Sale, Further Information & Viewings

Unconditional offers exceeding £975,000+VAT are invited for the freehold interest with vacant possession upon completion. NB:- the trade inventory is not included but anything left onsite at completion will form part of the sale and no inventory list will be provided. The following open viewing sessions have been organised:-

11:00am until 12:00noon on 23rd January 2025

Should you wish to attend the viewings or if you have any further queries, please contact James Grimes on either tel. 020 7836 7826 or email. james.grimes@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.

EPC

The Duke of Wellington 36 High Street EPPING CV16 4AE		Energy rating D
Valid until 25 July 2033	Certificate number 7936-4260-2474-1781-8922	

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	263 square metres

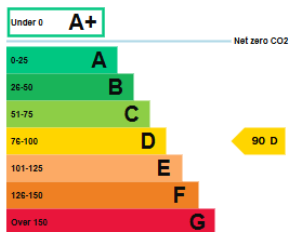
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

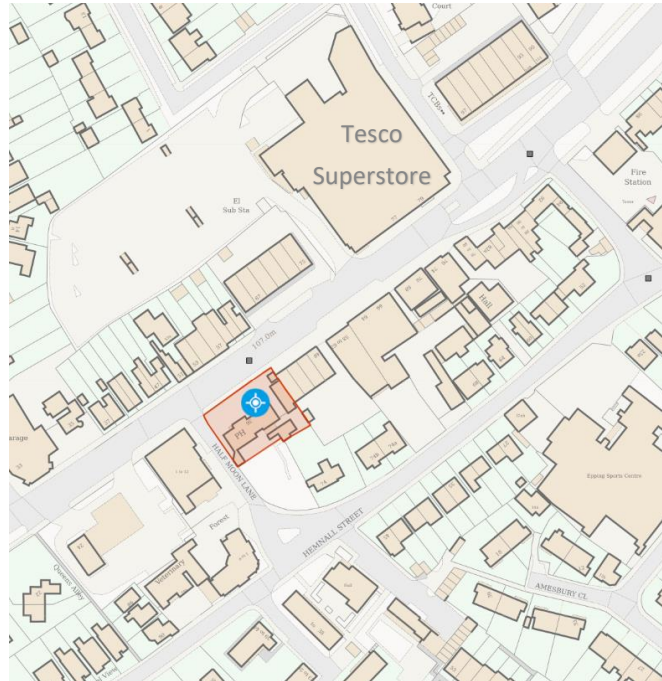
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D.



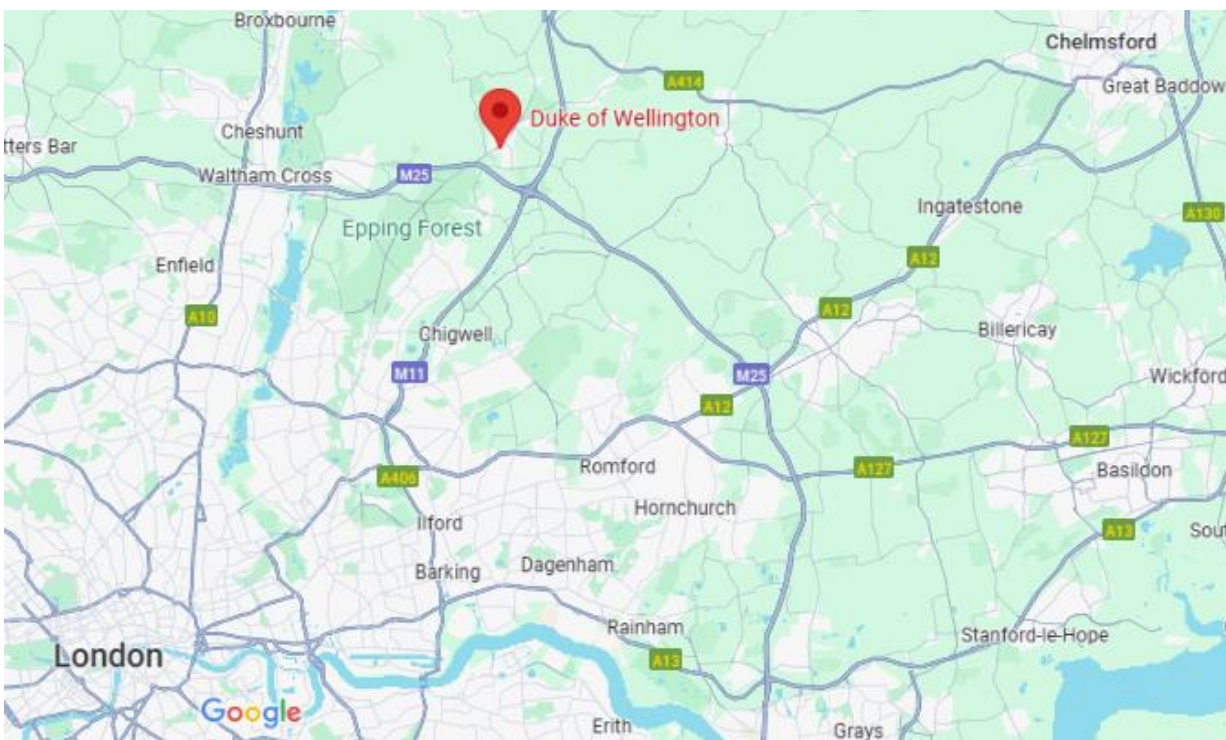
Site Plan

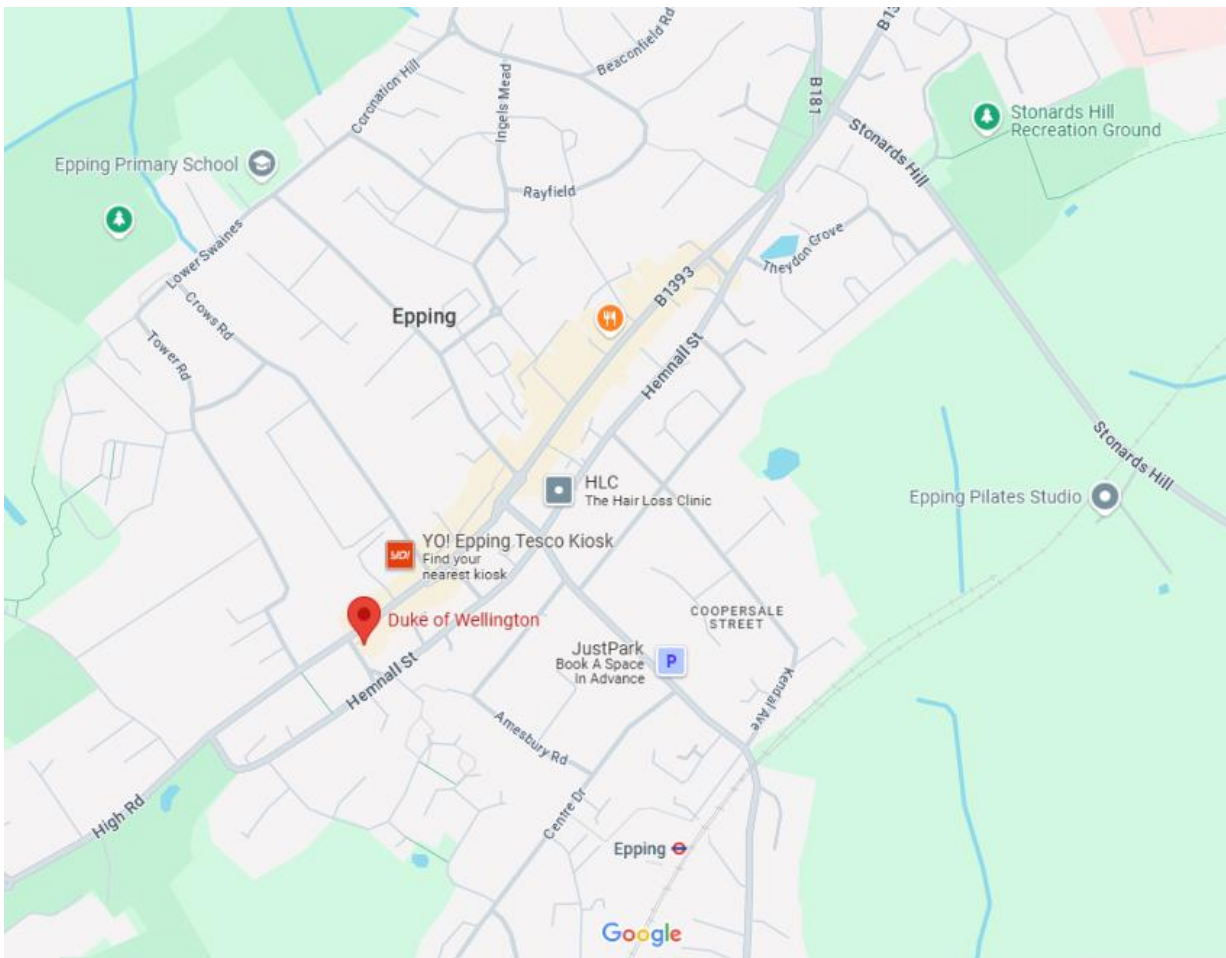


Source: Nimbus Maps. Not to scale – red line drawn around the site is for indicative purposes only.

[Link to EPC - Energy Rating D](#)

Location Plans





Source: Google Maps. Not to scale – provided for illustrative purposes only.

Additional Photos



Detached former stables to side



Ground floor bar area

