

## 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

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## 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.

For further information or to arrange a viewing, please contact James Grimes on tel: 020 7836 7826 or email: [james.grimes@agg.uk.com](mailto: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 CM16 4AE		Energy rating <b>D</b>
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

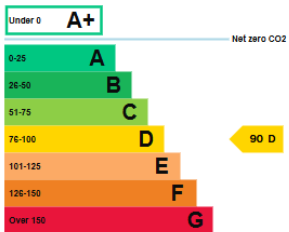
### Rules on letting this property

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

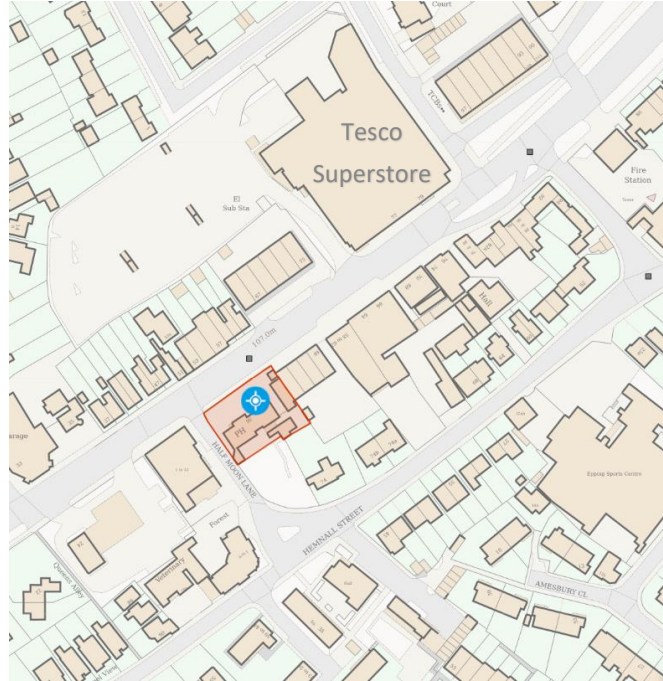
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D.



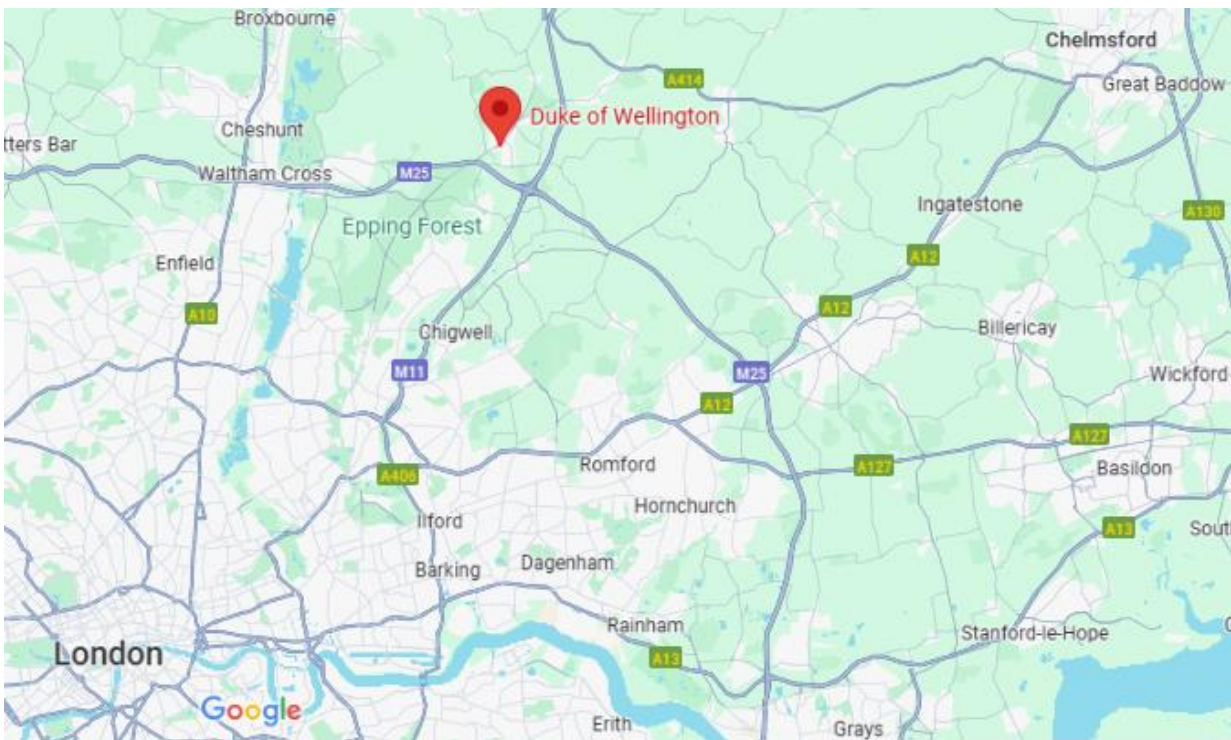
## Site Plan

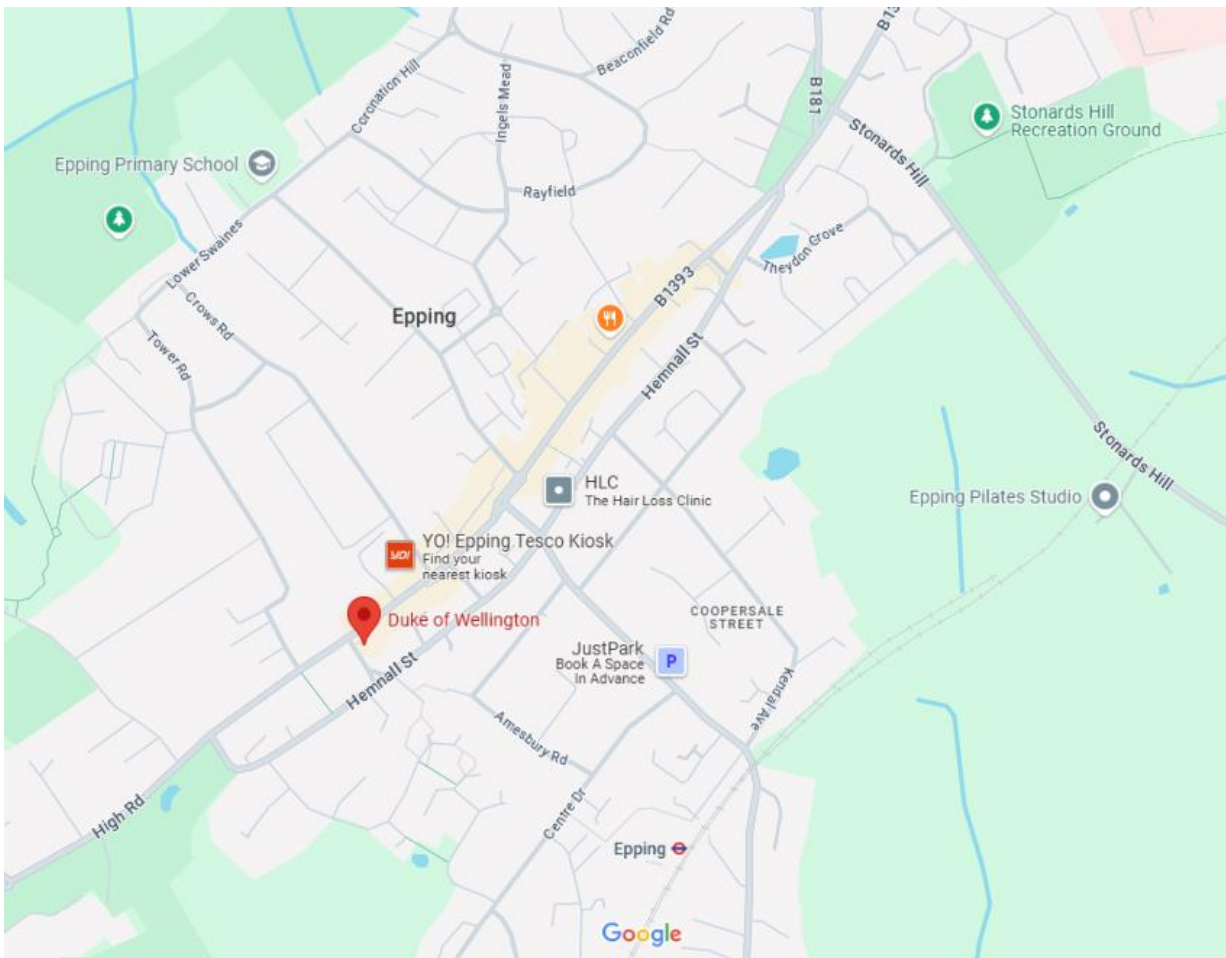


Source: Nimbus Maps. Not to scale – red line drawn around the site is for indicative purposes only.

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

## Location Plans





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

### Additional Photos

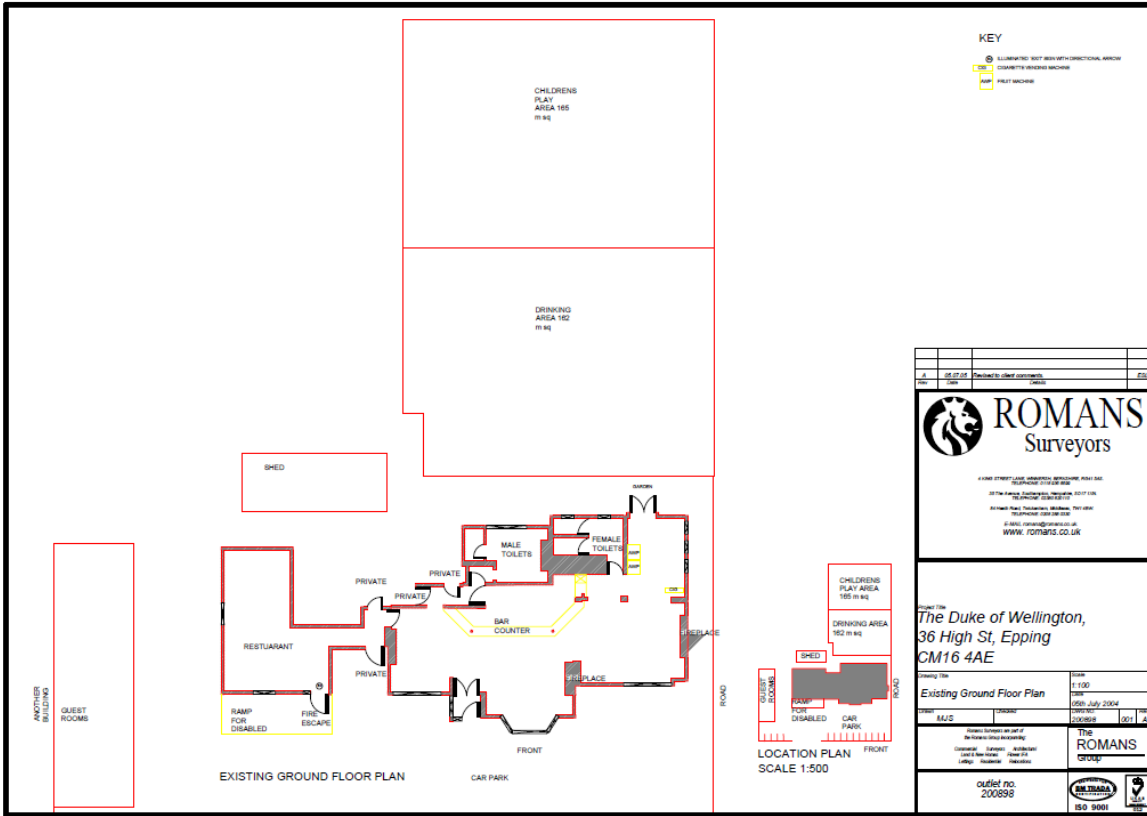


Detached former stables to side



Ground floor bar area

# Ground Floor – Licencing Plans



DATE	25.07.04	PROJECT NO.	CM16 4AE
BY	ROMANS	SCALE	AS SHOWN
41 KING STREET, EPPING, HERTS, SG9 6AA TEL: 01832 2112 00 10714 Kings Road, Epping, Herts, SG9 6AA TEL: 01832 2112 00 10714 Kings Road, Epping, Herts, SG9 6AA TEL: 01832 2112 00 E-MAIL: info@romans.co.uk WWW.ROMANS.CO.UK			
Project Title <b>The Duke of Wellington,                  36 High St, Epping                  CM16 4AE</b>			
Drawing Title	EXISTING GROUND FLOOR PLAN	DATE	25.07.04
SCALE	AS SHOWN	BY	ROMANS
PROJECT NO.	CM16 4AE	DATE	25.07.04
ROMANS GROUP ISO 9001			

Not to scale - provided for indicative purposes only.