

PUB FOR SALE OR TO LET

CHARMING EAST HERTFORDSHIRE VILLAGE LOCATION



(All red lines drawn are for indicative/illustrative purposes only)

THE LION, EASTWICK ROAD, EASTWICK VILLAGE, HARLOW, EAST HERTFORDSHIRE, CM20 2QY

- Attractive, low-rise and low-density charming village location
- Benefits from external trade patio and garden to front
- Total site area approx. ¼ acre
- The owner will also consider letting the entire property to a pub operator or an alternative user (subject to obtaining the necessary consents).

VACANT POSSESSION UPON COMPLETION

FREEHOLD OFFERS INVITED OR GUIDE RENT £22,500pa

SUBJECT TO CONTRACT – sole selling/letting agent

COUNF341

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Location

The Lion is situated within the heart of Eastwick, an attractive historic village in East Hertfordshire with a population of fewer than 200 residents. Eastwick offers a quintessential rural setting characterised by predominantly period dwellings and open countryside. Its located circa 250 metres north of the A414, it benefits from a peaceful village environment while remaining highly accessible. The nearby town of Harlow lies approximately one mile to the south, providing a comprehensive range of retail, leisure and amenities, alongside mainline railway services to London Liverpool Street with a journey time of around 30 minutes making the area particularly attractive to commuters.

The surrounding area is well connected, with the M11 (Junction 7) situated approximately four miles to the south east and London Stansted Airport approximately eight miles to the north east.

[Link to Street View](#)

Description

An attractive red-brick, corner end of terraced building constructed over two storeys beneath a multi-pitched slate tiled covered roof. It benefits from a courtyard to the rear with storage areas in addition to a garden fronting Eastwick Road in addition to car parking for around eight vehicles (not marked). Internally the building is set out as follows:-

Ground floor Largely open plan trading area decorated in a traditional style fitted with a 'C' shape bar servery and timber flooring, some perimeter seating with two brick surround fire places. A set of customer wc's lie to the rear in addition to a former trade kitchen and upland cold beer store and general ancillary storage areas.

First floor Comprises four rooms, domestic kitchen, an office and a bathroom with wc.

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

Total Building Footprints 328 sq m (3,529 sq ft)
Total Site Area 1,003 sq m (10,792 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.

Licensing

The pub benefits from a premises licence permitting the sale of alcohol from 10:00am until midnight everyday.

Planning

We have been advised that the property is Grade II listed but is not situated within a conservation area or green belt land. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

Rating Assessment

The property is listed within the Rating List as a 'Public House & Premises' with a Rateable Value of £10,000 with effect from 1st April 2026.

Basis of Sale or Letting

Inviting unconditional offers for the freehold interest with vacant possession upon completion. Guide rent £22,500 per annum, plus share of the investment, all terms to be negotiated and incentives available, free-of-tie. **Anticipated investment required to re-open the pub is estimated to be in the region of £100,000.** The landlord will also consider letting the property to a non-pub user, subject to obtaining the necessary consents. VAT may be payable in addition to the purchase price / rent.

Money Laundering

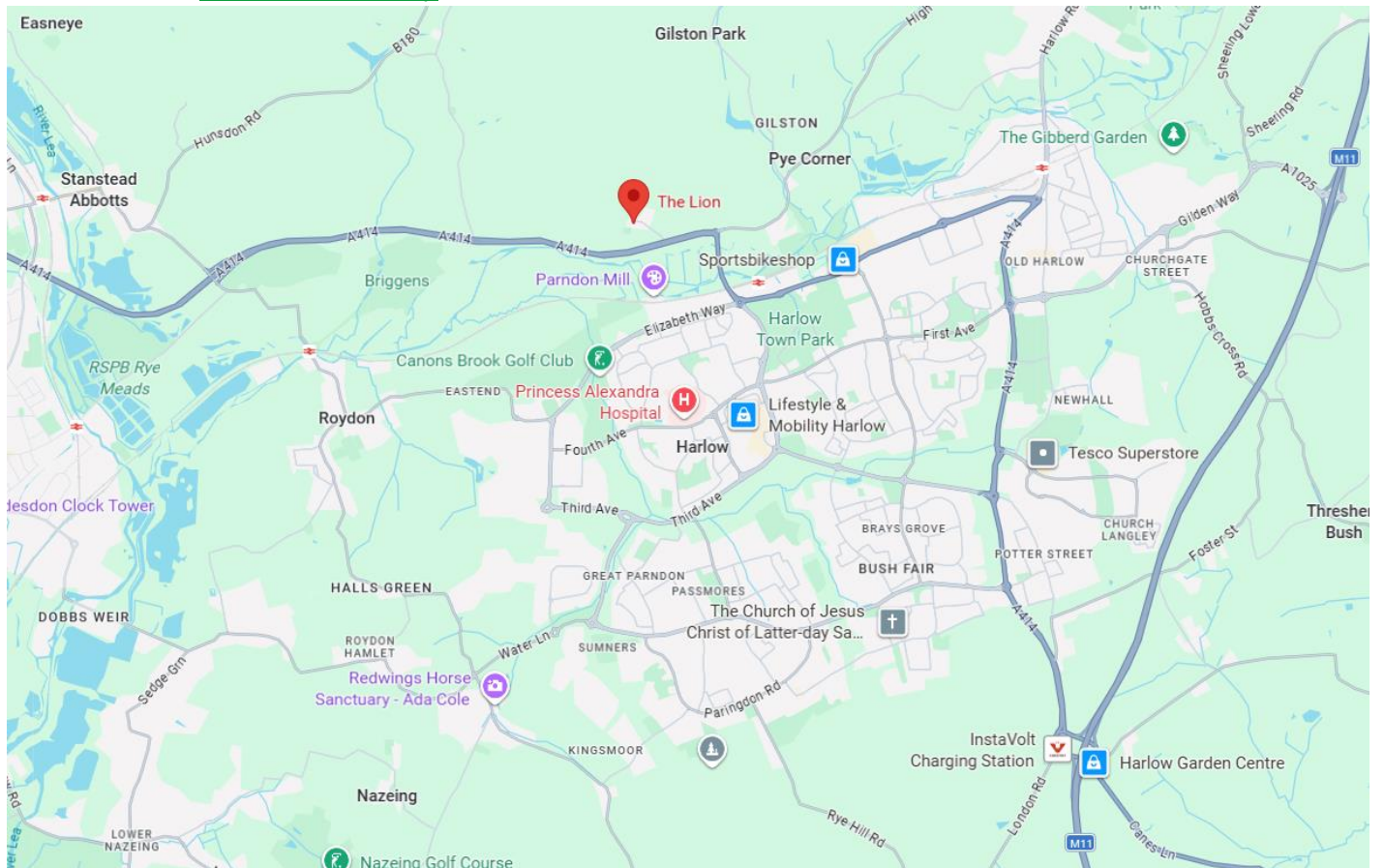
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewings & Further Information

For further information or to organise a site visit, please contact either James Grimes (james.grimes@agg.uk.com) or Panayiotis Themistocli (panayiotis.themistocli@agg.uk.com tel. 07973 856 232).

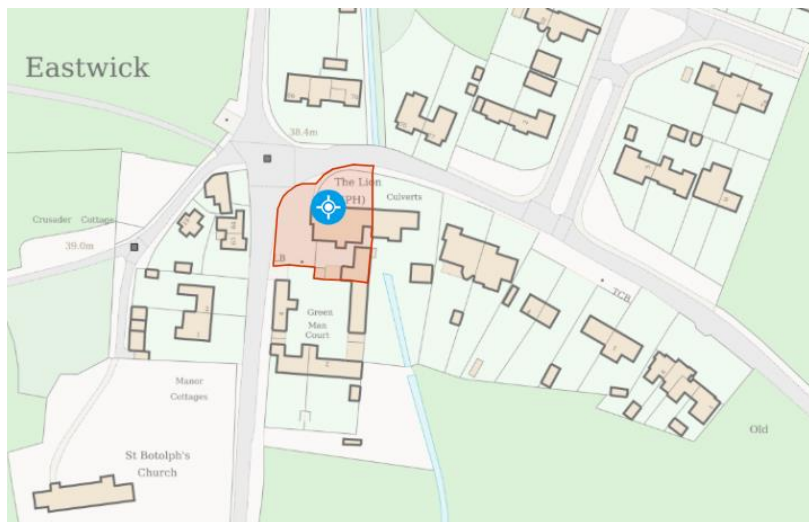
EPC - An EPC has been requested and will be made available shortly.

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes

Site Plan



Not to scale - provided for indicative purposes only

Additional Photos

