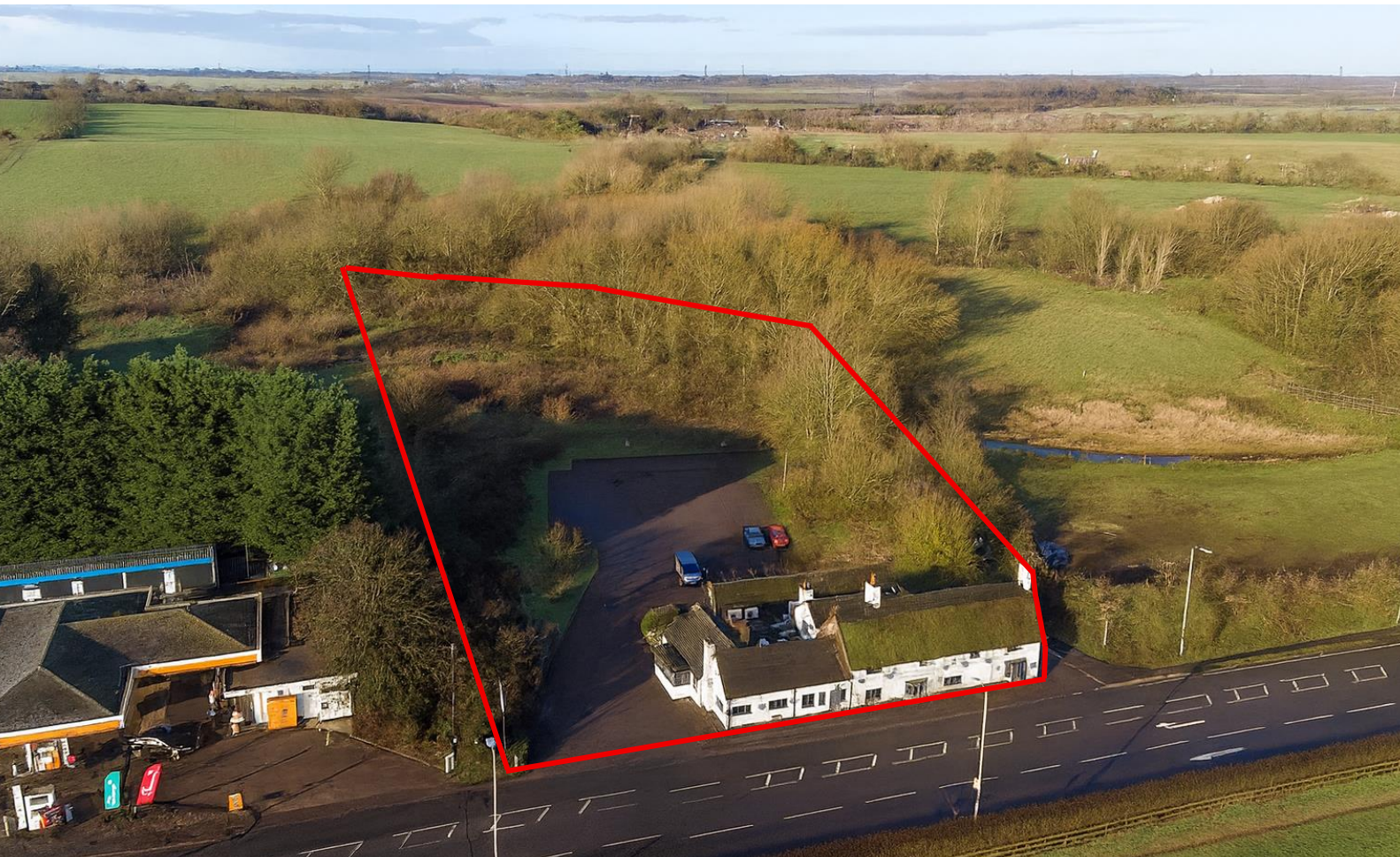


FREEHOLD FOR SALE NEAR ST ALBANS



NB: All red lines drawn are for indicative purposes

CHEQUERS INN, ST ALBANS ROAD, REDBOURN, ST ALBANS, HERTS, AL3 7AD

- Highly prominent roadside position
- Well positioned, within short driving distance of Harpenden, St Albans and Hemel Hempstead
- Large pub on plot of just over 1.1 acres with circa 70 car parking spaces
- Total gross internal area of approx. 5,396 sq ft.

FREEHOLD WITH VACANT POSSESSION

GUIDE PRICE £1,350,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT - Sole Selling Agent

COUNF315

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
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Associate Director C. Craig 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

Front St Albans Road just south of the charming village of Redbourn, the Chequers Inn enjoys a prominent position within a sought-after Hertfordshire location. It lies approximately five kilometres (three miles) north west of St Albans City Centre and around four kilometres (2 ½ miles) from Harpenden. The pub benefits from excellent transport connections via the nearby M1 and A5183. The surrounding is mixed with both farmland and a Shell fuel filling station nearby.

[Link to Street View](#)

Description

The pub is of two-storey construction under a part-thatched and part-tiled roof. Single storey extension to side and rear. The pub sits on an large plot and benefits from a 70-space car park together with a trade terrace to rear.

Internally, the ground floor comprises a spacious open-plan trading area with distinct bar and dining sections, benefiting from many heritage features including:- exposed beams, feature fireplaces, and a mix of timber and tiled flooring. Circa 100 covers. Ancillary accommodation includes a fully fitted commercial kitchen, cold beer store, customer wc's, and ancillary storage areas.

The first floor provides well-proportioned residential which comprises:- three bedrooms, a living room, kitchen, and bathroom, suitable for an owner-occupier or manager's residence.

The property has the following approximate gross internal floor areas (floor plans provided below):-

Ground Floor:	401 sq m (4,321 sq ft)
First Floor:	<u>100 sq m (1,075 sq ft)</u>
Total:	501 sq m (5,396 sq ft)

Nimbus measurements:

Building Footprint	418 sq m (4,508 sq ft)
Site Area	4,690 sq m (1.159 acres)

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.

Services

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

Licensing

Permitted to sell alcohol from 10:00am until midnight every day.

Planning

The property does not lie within a conservation area but is Grade II Listed and in Greenbelt.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £64,500 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £1,350,000** - VAT may be payable in addition.

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

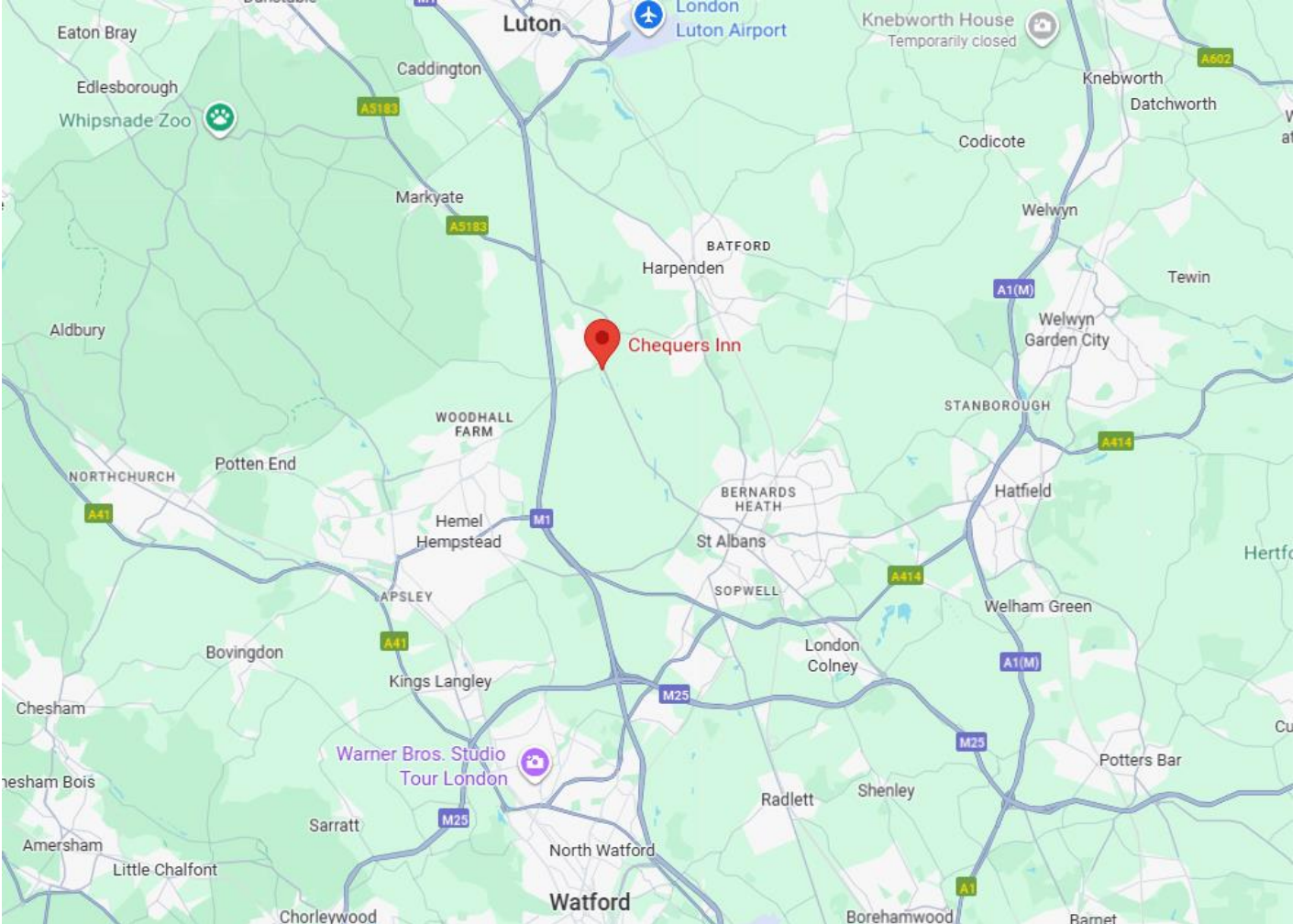
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

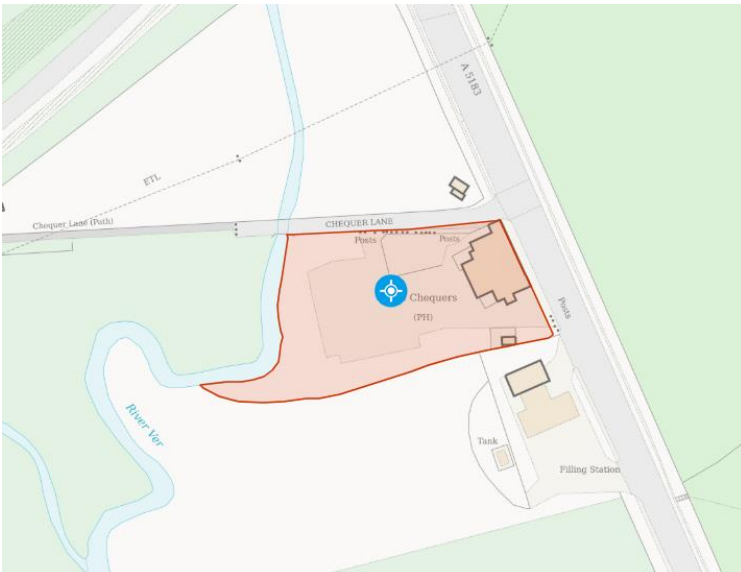
The business is currently closed, an external inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

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



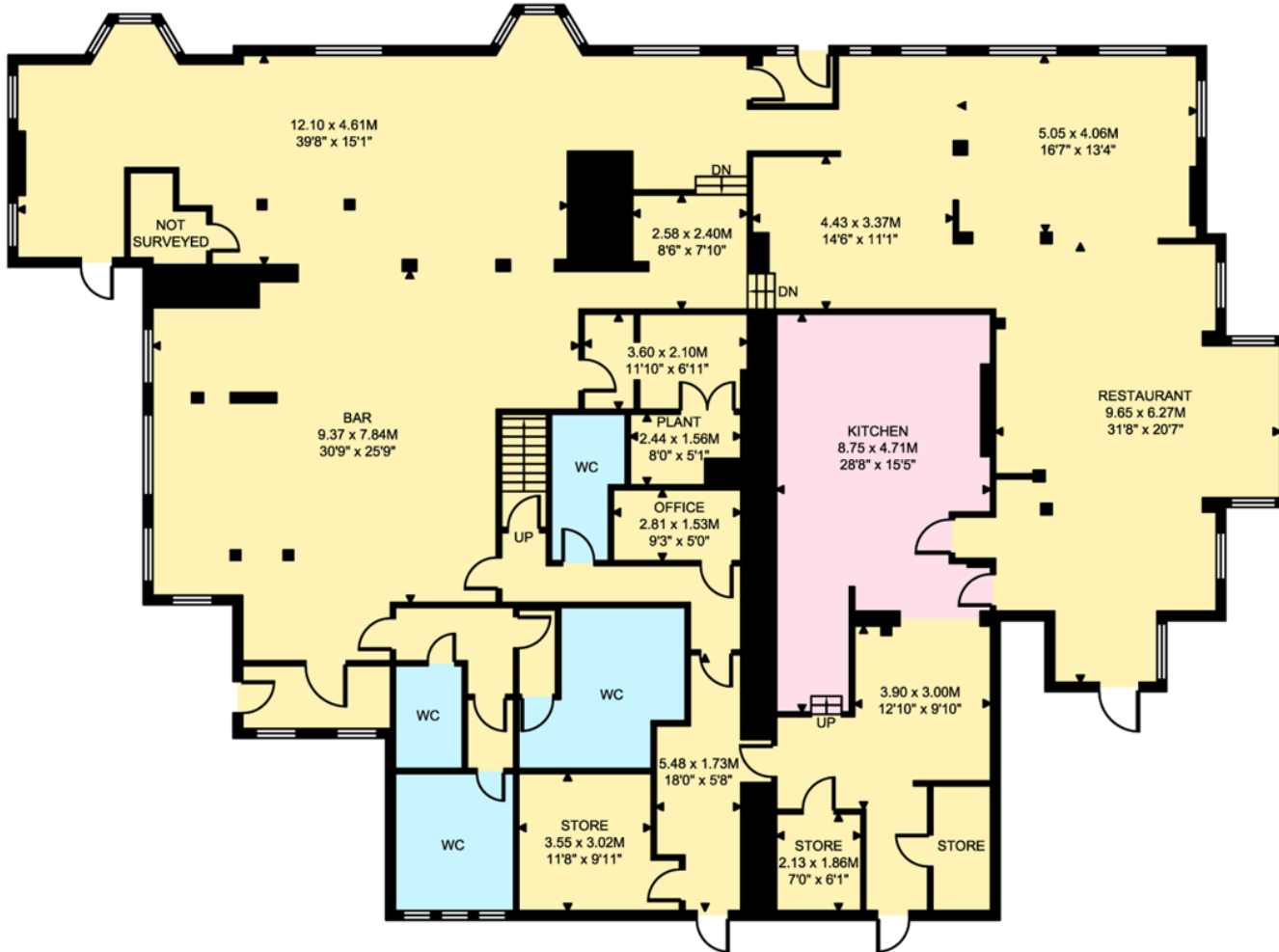
Google Maps. Not to scale - Provided for indicative purposes.

Site Plan

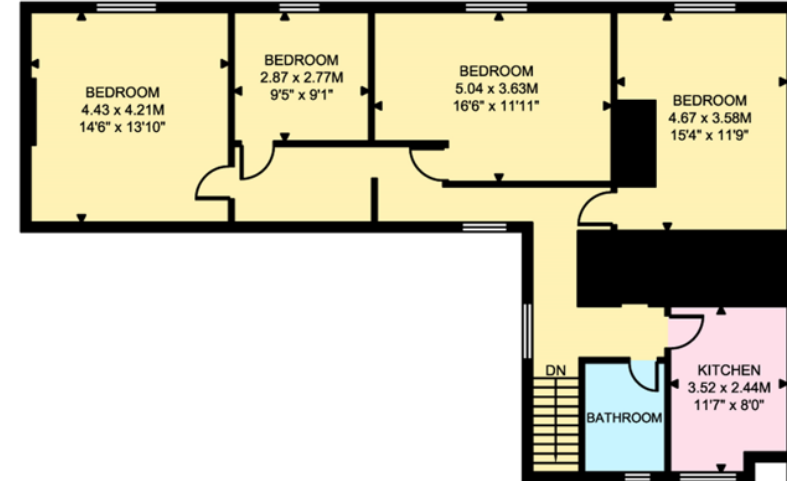


Nimbus Maps. Not to scale - provided for indicative purposes.

Floor Plans



Ground Floor
401.4 sq m / 4321 sq ft



First Floor
99.9 sq m / 1075 sq ft

