



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

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PROMINENT CORNER PUBLIC HOUSE FOR SALE OR MAY LET



CROSS KEYS

2 RIVER VIEW

CHADWELL ST MARY

GRAYS

RM16 4DH

FREEHOLD SALE

OIRO £300,000 + VAT

OR MAY LET

- *Prominent corner location in established residential area*
- *Large public house occupying substantial **0.43 acre site***
- *Potential for residential development and/or alternative uses (stp)*
- *Freehold sale or new free of tie lease*

LOCATION

Chadwell St Mary is situated a few miles east of Grays, north of Tilbury in Essex. It has a resident population of almost 10,000.

The pub occupies a prominent corner location at the crossroads of River View, Chadwell Hill, Linford Road and Brentwood Road. Opposite the pub a new residential development is currently under construction.

PROPERTY

The large detached public house occupies a substantial site with an outside trading area and car park to side with 25 spaces. The property provides the following accommodation:

Ground Floor	Large open plan bar Trade kitchen WC's
Cellar	Basement beer cellar
First Floor	Private accommodation comprising 6 rooms, kitchen & bathroom
External	Car park - 25 spaces Outside trading area to side Self contained outbuilding (unable to inspect)

From our inspection and Promap we estimate that the site and property provide the following areas:

Site area	0.43 acre	1,740 sq m
Ground Floor Trading	1,679 sq ft	156 sq m
Ground Floor Ancillary	474 sq ft	44 sq m
Basement	355 sq ft	33 sq m
First Floor	1,432 sq ft	133 sq m
TOTAL AREA	3,940 sq ft	366 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1)The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2)The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £10,000

Rates payable 2011/12 £ 4,330

Interested parties are advised to verify these figures with Thurrock Council on 01375 652652.



PLANNING & DEVELOPMENT

In our view the property provides an excellent residential development opportunity, subject to planning.

Interested parties seeking an alternative use or development are advised to make their own enquiries of Thurrock Council on 01375 652652.

TERMS

We are instructed to invite unconditional offers in the region of **£300,000** excluding VAT which will be payable.

Alternatively our clients will consider rental offers in the order of **£25,000 pax** on the basis of a new full repairing and insuring lease.

VIEWING

For further information or an appointment to view contact **Warren Drake** of sole agents Drake & Company on **020 7495 7500** or warren@drakeproperty.co.uk

otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3)The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
(4)In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
(5)Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.