



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

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PUB FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY



THE CROSS KEYS

**159 HIGH STREET
CRANFIELD
BEDFORD
MK43 0JB**

FREEHOLD

OIEO £500,000+ VAT

- *Situated in centre of village*
- *Prominent road frontage in established residential area*
- *Potential for continued pub use, retail or development, subject to planning*
- *Large rectangular 0.75 acre site*

LOCATION

The village of Cranfield (population 4,900) is situated in north west Bedfordshire between Bedford and Milton Keynes. Cranfield is well known for it's postgraduate university.

The Cross Keys occupies a prominent roadside location close to the centre of the village.

PROPERTY

The detached property is brick built under a pitched tiled roof and provides the following accommodation:-

Ground Floor	Main bar Lounge bar Trade kitchen, cellar, office, storage rooms & WC's
First Floor	Private accommodation comprising 5 rooms & bathroom
External	Outside seating area Large trade garden Large car park

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

Site area	0.75 acres	3,035 sq m
Ground Floor Trading	980 sq ft	91 sq m
Ground Floor Ancillary	786 sq ft	73 sq m
First Floor	753 sq ft	70 sq m
TOTAL AREA	2,519 sq ft	234 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.

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: £8,100

Rates payable 2011/12 £3,507

Interested parties are advised to verify these figures with Central Bedfordshire Council on 0300 300 8000.

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 Central Bedfordshire Council on 0300 300 8000.



TERMS

We are instructed to invite unconditional offers in excess of **£500,000** excluding VAT which will be payable. Our clients will also consider conditional offers.



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**

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

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.
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