



**DRAKE
& COMPANY**

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London
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020 7495 7500

LARGE PUBLIC HOUSE FOR SALE OR MAY LET



TWIN FOXES

**ROCKINGHAM WAY
STEVENAGE
HERTS
SG1 1SJ**

FOR SALE / MAY LET

OFFERS INVITED

- PROMINENT LOCATION IN RESIDENTIAL AREA CLOSE TO LOCAL SHOPS
- POTENTIAL FOR ALTERNATIVE RETAIL USES (subject to planning and landlord's consent)
- SITE AREA OF 0.4 ACRE (approx)
- GROUND FLOOR AREA – 215 m²

LOCATION

Stevenage is a new town in Hertfordshire with an estimated population of 80,000.

The property occupies a roadside location adjacent to a parade of six shops in a residential area close to the town centre.

PROPERTY

The two storey purpose built detached public house is brick built under a pitched tiled roof with an outside trading area to the front car park with around 20 spaces to the rear. The property provides the following accommodation:-

Ground Floor	Open plan bar and WC's
Basement	Beer cellar
First Floor	Private accommodation with 3 bedrooms, kitchen, bathroom, and lounge
External	Car park – 20 spaces Outside trading area to front

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

Site area	0.40 acre	1,619 m²
Ground Floor Bar	1,957 sq ft	182 m ²
Ground Floor Ancillary	354 sq ft	33 m ²
Beer Cellar	760 sq ft	71 m ²
First Floor	unable to inspect	
TOTAL AREA	3,071 sq ft	285 m²

Agents note: the total area above excludes the private accommodation which has not been measured.

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.

RATING ASSESSMENT

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

- Rateable value: £19,250
Rates payable 2010/11: £ 7,970

Interested parties are advised to verify these figures with Stevenage Borough Council on 01438 242242.

LEGAL COSTS

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

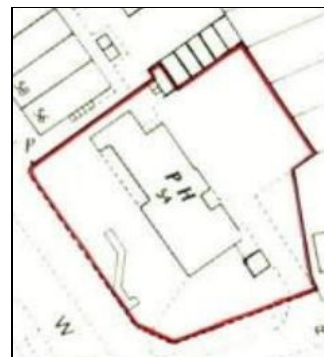
TERMS / TENURE

The entire property is held by way of a lease for a term of 99 years from 14 May 1953 at a rent of £1,000 pa.

Our clients will consider offers for their leasehold interest or alternatively on the basis of a new full repairing and insuring lease. Rental offers invited.

VIEWING

For further information or an appointment to view please 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:

- 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.
- 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.

- 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.
- In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 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.