

- Pretty Hertfordshire village
- Prominent High Street location
- Substantial trading areas
- Large flat above
- RENTAL OFFERS INVITED

PUB TO LET



D **DRAKE**
& COMPANY

The Bell, 65 High Street, Codicote, Hitchin, SG4 8XD

LOCATION

The pretty Hertfordshire village of Codicote is situated 5½ miles north-east of Harpenden and 1½ miles north-west of Welwyn in the Chiltern Hills surrounded by open countryside. The village has a resident population of approximately 3,300.

The Bell is situated close to the centre of the village and is surrounded by character residential properties.

PROPERTY

A detached character pub providing the following:

Ground Floor Open plan bar, kitchen, restaurant and servery

Basement Beer cellar

First Floor 4 bedrooms, lounge and bathroom

External Trade garden

From digital mapping we estimate that the property provides the following approximate area:

Gross Internal Area 4,845 sq ft 450 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.

MISCELLANEOUS

Interested parties are advised that the images were taken when the business was operational.

RATING ASSESSMENT

The rateable value will be re-assessed following the division of the site.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'D85'.

LEGAL COSTS

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

TERMS

Rental offers are invited on the basis of a new full repairing and insuring "free of tie" lease for a term to be agreed.

VIEWING

For further information or an appointment to view contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF



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 otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not 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.