

Freehold Pub Investment

- Character Freehold Pub
- Affluent village near Berkhamsted
- Let on FRI Lease
- Rent of £40,000 per annum
- Vacant possession may be available through negotiation

OIRO £550,000 + VAT

LOCATION

The village of Potten End is on the edge of the National Trust's Ashridge Estate two miles East of Berkhamsted and three miles North West of Hemel Hempstead. The Plough is situated in the heart of the village opposite the village green.

PROPERTY

The detached public house provides the following accommodation:

Ground Floor Two bar areas, kitchen, WC's, beer cellar & storage
First Floor Lounge, kitchen, three bedrooms & bathroom
External Beer garden and private garden to rear.

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

Total Site Area	0.12 acre	486 sq m
Gross Built Area (Ground)	2,032 sq ft	189 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.

LEASE

The entire property is let on a full repairing and insuring lease for a term of 20 years from 1 April 2009 expiring on 31 March 2029. The current rent is £40,000 + VAT. Vacant possession may be available through negotiation.

TERMS

We are instructed to invite **offers in the region of £550,000 + VAT**. An overage will apply for conversion of the pub to residential or independent residential use of the first floor flat.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'E119'.

VIEWING

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

Warren Drake - 020 7495 7500
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Misrepresentation Act 1967

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