

- Prominent roadside location in affluent residential area
- Pub occupying 0.48 acre site
- Large trade garden
- Freehold for sale or new lease

PUB FOR SALE
OR MAY LET



LOCATION

The small village of Epping Green has a resident population of c.780 and is situated on the B181 midway between Epping and Harlow. The Cock and Magpie is situated in the centre of the village.

PROPERTY

A large detached property occupying a wide plot with a substantial trade garden to the rear. The property comprises the following:

Ground Floor	Open plan bar, trade kitchen, store room & WC's
First Floor	5 rooms & bathroom
Basement	Beer cellar
External	Large beer garden and pond

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

Total Site Area	0.48 acre	1,942 sq m
Gross Built Area (Ground)	3,286 sq ft	305 sq m
Gross Internal Area		
(Ground & First excluding beer cellar)	3,608 sq ft	335 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.



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.



RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £14,000. Interested parties are advised to verify this figure with Epping Forest District Council on 01992 564064.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated C71.

LEGAL COSTS

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

TERMS

We are instructed to **invite unconditional offers** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate. Alternatively, our client will consider granting a lease for a term to be agreed. Rental offers invited.

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



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