

**PUB FOR SALE
OR TO LET**

- Pub on 0.381 acre site
- Village location
- Freehold sale or to let
- OFFERS INVITED



The Queens Head
36 Queen Street
SOUTHMINSTER
CM0 7BB

LOCATION

The small Essex town of Southminster, with a resident population of 3,776, is located approximately 3 miles north of Burnham-on-Crouch and around 10 miles southeast of Maldon. The Queens Head is situated in a prominent position on Queen Street in a primarily residential area.

PROPERTY

A detached public house occupying a 0.381 acre site, with a self-contained retail unit to the side, plus a car park and attractive trade garden to the rear. Internally there is an open-plan bar area with private accommodation above.

From digital mapping, the property provides the following areas:

Total Site Area	0.381 acre	1,542 sq m
Gross Built Area (Ground)	2,858 sq ft	266 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.

RATING ASSESSMENT

The rateable value is £10,250. Interested parties are advised to verify this figure with Maldon District Council on 01621 854477.

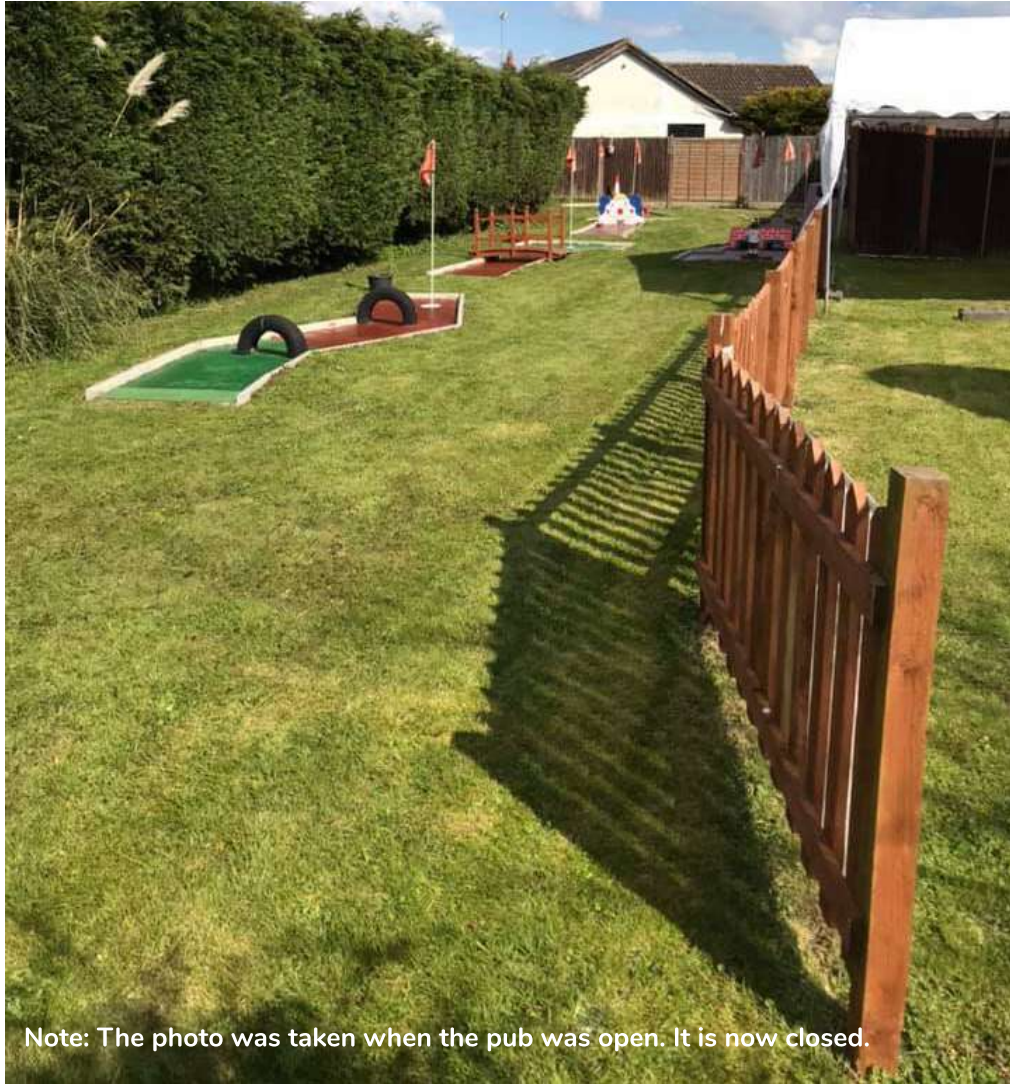


ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request. The property is rated 'D91'.

LEGAL COSTS

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



Note: The photo was taken when the pub was open. It is now closed.

TERMS

We are instructed to invite **unconditional offers** for the benefit of our client's freehold interest with vacant possession. VAT, where applicable, will be charged at the prevailing rate. All fixtures and fittings owned by the vendor at the property on the day of completion are included in the sale. However, no safety tests or inventory will be provided. Any items owned by third parties, such as beer raising equipment, are specifically excluded from the sale.

Alternatively, our client will consider rental offers on the basis of a new lease.

VIEWING

For further information or to arrange a viewing, please contact sole agents:

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

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF



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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.