

- Pub on 0.42 acre site
- Village location
- OFFERS INVITED

**PUB FOR SALE**





## LOCATION

The historic village of Havering-Atte-Bower has a resident population of 2,280 and is situated just north of Collier Row, a suburb of Romford, on the outer boundary of the London Borough of Havering. The pub is situated on North Road close to the centre of the village.

## PROPERTY

A character detached property occupying a 0.42 acre site with patio areas to front and rear plus large car park providing the following:

<b>Ground Floor</b>	Main bar, rear bar & dining area, trade kitchen & prep area and WC's
<b>Basement</b>	Beer cellar
<b>First Floor</b>	4 bedrooms, bathroom and kitchen/diner
<b>External</b>	Patio areas to front and rear plus large car park.

From our inspection, and digital mapping, the property provides the following areas:

<b>Ground Floor Trading</b>	1,196 sq ft	111 sq m
<b>Ground Floor Ancillary</b>	522 sq ft	49 sq m
<b>Basement</b>	605 sq ft	56 sq m
<b>First Floor</b>	690 sq ft	64 sq m
<b>Total Floor Area</b>	3,013 sq ft	280 sq m
<b>Total Site Area</b>	0.42 acres	1,699 sq m
<b>Gross Built Area (Ground)</b>	2,512 sq ft	233 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

2023 Rateable Value – £6,000. Interested parties are advised to verify this figure with London Borough of Havering on 01708 434343.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request. The property is rated 'D98'.







## 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, 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.

## VIEWING

For further information or an appointment to view contact Drake & Company or our joint agents Butler & Stag:



020 7495 7500

drakeproperty.co.uk

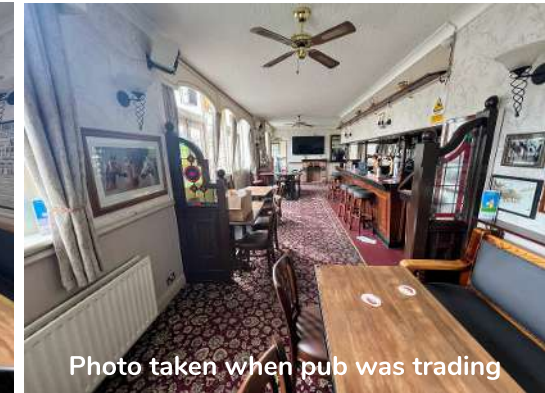
180 Piccadilly, London, W1J 9HF

**BUTLER & STAG**

020 4542 2999

butlerandstag.uk

12 Coppice Row, Theydon Bois, Epping, CM16 7ES



### 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.