

- Character Grade II Listed pub
- Situated in centre of village
- Attractive period property with many character features
- Pub occupying 1.16 acre site
- Large trade garden
- OIRO £395,000 + VAT

**FREEHOLD  
FOR SALE**

Open viewing Tuesday 8 May 2018, 12.30pm  
Closing date for offers Tuesday 22 May 2018



The Old Queens Head, Ford Street, Aldham, COLCHESTER, CO6 3PH



**DRAKE  
& COMPANY**

PROPERTY CONSULTANTS



## LOCATION

The small village of Aldham has a resident population of 491 and is situated 4½ miles west of Colchester. The Old Queens Head is situated on the A1124 in the centre of the village. There is another pub, The Shoulder of Mutton, situated 150m north of The Old Queens Head which reopened in 2015 following an extensive refurbishment.

## PROPERTY

A large semi-detached property occupying a substantial plot with a large car park, trade garden and additional land to the rear. The property comprises the following:

- Ground Floor** Open plan bar and restaurant (58 covers) with character features throughout including a vaulted ceiling to part, trade kitchen, store room, WC's & steps down to beer cellar
- First Floor** 4 rooms, bathroom & WC
- Attic** 2 rooms with limited head height accessed via wooden steps
- External** Large beer garden and car park (50+ spaces) plus grassland

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

<b>Total Site Area</b>	<b>1.16 acres</b>	<b>4,694 sq m</b>
<b>Gross Built Area</b> (Ground)	<b>4,244 sq ft</b>	<b>394 sq m</b>
<b>Gross Internal Area</b> (Ground, 1st, Attic & Garages)	<b>4,504 sq ft</b>	<b>418 sq m</b>

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

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value:	£10,000
Rates payable 2017/18:	£3,660.

Interested parties are advised to verify these figures with Colchester Borough Council on 01206 282300.

## LEGAL COSTS

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

## TERMS

We are instructed to invite **offers in the region of £395,000** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate. All F&F at the property on the day of Completion are included in the sale but no safety tests or inventory will be provided. Any items owned by third parties e.g. Beer Raising Equipment are specifically excluded from the sale.

## CLOSING DATE

Our client has set a **closing date for offers of Tuesday 22 May 2018.**

## OPEN VIEWING

**Tuesday 8 May 2018, 12.30pm.** For further information 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.

# Ford Street, Aldham, CO6

APPROX. GROSS INTERNAL FLOOR AREA 4504 SQ FT 418.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, VOID & INCLUDES GARAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.