

Coopers Arms
2 High Road
Chadwell Heath
ROMFORD
RM6 6PR

PUB
TO LET



- Occupying a prominent corner in busy town centre location
- Situated in close proximity to Chadwell Heath station which is a Crossrail hub
- Potential for public house or restaurant use
- Open plan trading area
- Rental offers invited



DRAKE
& COMPANY

020 7495 7500



LOCATION

The property occupies a prominent corner location at the junction of High Road and Station Road in the centre of Chadwell Heath.

Chadwell Heath Station is situated 300m from the pub with rail links to Liverpool Street in 25 minutes. A Crossrail (Elizabeth Line) hub at Chadwell Heath recently opened and is forecast to bring significant growth to the area.

PROPERTY

A traditional detached public house providing the following:

Basement	Large cellar & store
Ground Floor	Large open bar area, storage & WC
First Floor	2 x lounge/diner, 8 x bedrooms, 2 x bathrooms & 2 x WC's
External	Beer garden to the rear Car park with c.12 spaces.

The property provides the following approximate areas:

Basement	2,340 sq ft	271 sq m
Ground Floor Bar	2,830 sq ft	263 sq m
Ground Floor Ancillary	528 sq ft	49 sq m
1st Floor	2,660 sq ft	247 sq m
TOTAL	8,358 sq ft	830 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

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

Rateable value:	£70,300
Rates payable 2017/18:	£33,939.

Interested parties are advised to verify these figures with London Borough of Barking & Dagenham on 020 8215 3000.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available on request.

TERMS

The entire property is available by way of a new lease for a term to be agreed. We are instructed to invite rental offers, exclusive of VAT, which will be payable.

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

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 &

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