

- Traditional pub with private accommodation above
- Central location in suburb of Chatham
- Occupying prominent corner position
- Potential for alternative use or development STP
- Open viewing 24 April 2019, 11.00am
- Closing date for offers 26 April 2019

**FREEHOLD PUB  
FOR SALE**

**OIRO £250,000 + VAT**



**Hen & Chickens, 41 Luton High Street, CHATHAM, ME5 7LP**



## LOCATION

Luton is situated approximately 2 miles from Chatham which is part of the Medway Towns conurbation with a population of 76,000. Chatham is located approximately 2 miles south-west of Gillingham and 1 mile south-east of Rochester. The Hen & Chickens occupies a prominent position in the centre of Luton in a densely populated residential area surrounded by local retailers.

## PROPERTY

A semi-detached character property which is brick built (rendered) under a pitched tiled roof with a yard to the rear providing the following:

<b>Basement</b>	Beer cellar
<b>Ground Floor</b>	Open plan bar, room to rear & WC's
<b>First Floor</b>	3 rooms, kitchen and bathroom
<b>Attic</b>	2 rooms
<b>External</b>	Yard to rear plus garages (unable to inspect).

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

<b>Total Site Area</b>	<b>0.07 acre</b>	<b>283 sq m</b>
<b>Gross Built Area (Ground)</b>	<b>2,196 sq ft</b>	<b>204 sq m</b>
Basement	772 sq ft	72 sq m
Ground Floor Bar	1,213 sq ft	113 sq m
Ground Floor Ancillary	1,145 sq ft	106 sq m
1st Floor	996 sq ft	92 sq m
Attic	200 sq ft	19 sq m
<b>TOTAL</b>	<b>4,326 sq ft</b>	<b>402 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.

## ALTERNATIVE USE POTENTIAL

In our view there is excellent alternative use potential, subject to planning.



## RATING ASSESSMENT

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

Rateable value: £9,800

Interested parties are advised to verify these figures with Medway Council on 01634 306000.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'C60'.

## 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 £250,000** 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 Friday 26 April 2019.**

## OPEN VIEWING

**Wednesday 24 April 2019, 11.00am.** 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.