

Character Village Freehouse TO LET

- Grade II Listed property with patio garden
- Central location in desirable Herts village
- Prominently situated
- Fitted and ready to trade
- Attractive private accommodation
- New free of tie lease

£35,000 + VAT per annum



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

The Bull, High Street, Gosmore, St Ippolyts, HITCHIN, SG4 7QG

LOCATION

The village of Gosmore is in the parish of St Ippolyts which has a resident population of c.2,000 and is situated on the southern edge of Hitchin approximately 5 miles north of Stevenage and 5 miles south of Letchworth Garden City. The Bull is situated on High Street in the centre of the village. There is another pub, The Bird In Hand, situated 50m from The Bull.

PROPERTY

Grade II Listed brick built semi-detached property under a pitched tiled roof with a patio garden to the rear, providing the following:

- Ground Floor** Open plan bar with open fireplaces and character features
Rear dining area with vaulted ceiling and flagstone floor
Trade kitchen, WC's, store room and beer cellar.
- First Floor** 2 bedrooms, lounge, store room and bathroom.
- External** Patio garden to rear.

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

Total Site Area 0.08 acre 323 sq m
Gross Internal Floor Area 2,689 sq ft 249 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.

BUSINESS RATES & COUNCIL TAX

We have been verbally advised by the local rating authority that the rateable value is £8,300 which is below the threshold and rates are not payable. Interested parties are advised to verify this with North Hertfordshire District Council on 01462 474000. The domestic accommodation is within Band B for Council Tax purposes.

LEGAL COSTS

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

TERMS

The property is available on the basis of a new FREE OF TIE full repairing and insuring lease for a term to be agreed at a rent of **£35,000 + VAT** per annum.

VIEWING

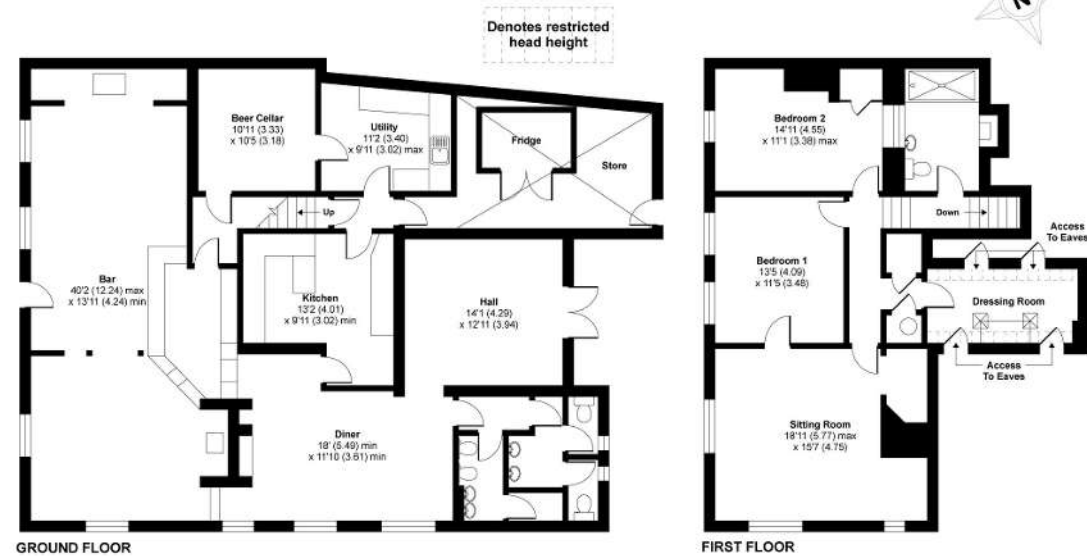
For further information or to arrange an appointment to view contact sole agents:

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180 Piccadilly, London, W1J 9HF

High Street, Gosmore, Hitchin, SG4

APPROX. GROSS INTERNAL FLOOR AREA 2689 SQ FT 249.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EXTERNAL STORE)



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.
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- 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.



