

Unexpectedly  
re-available

Freehold Pub  
**FOR SALE**



- Character Grade II Listed pub
- Close to Town Centre in residential area
- Large property occupying 0.25 acre site
- Trade garden, car park & private accommodation
- Potential for alternative use (STP)

**OIEO £325,000 + VAT**  
Open viewing Tuesday 6 November 2018, 11.00am  
Closing date for offers Friday 9 November 2018

**Bird In Hand, 54 Chapel Hill, HALSTEAD, CO9 1JP**



**DRAKE  
& COMPANY**  
PROPERTY CONSULTANTS



## LOCATION

Halstead has a resident population of almost 12,000 and is situated 6 miles north east of Braintree and 10 miles west of Colchester. The Bird in Hand is situated in a residential area just west of the town centre.

## PROPERTY

A Grade II Listed character detached public house, timber framed and part clad, dating from 17th Century, with an outside trading area to the front and left hand side plus a large car park to the rear. The property comprises the following:

<b>Basement</b>	Beer cellar
<b>Ground Floor</b>	Main bar, restaurant, trade kitchen, store room and WC's
<b>First Floor</b>	Private accommodation including 4 rooms and bathroom
<b>External</b>	Part decked trading area with seating for 28 and car park with 20 spaces.

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

<b>Total Site Area</b>	<b>0.254 acre</b>	<b>1,027 sq m</b>
<b>Gross Built Area (Ground)</b>	<b>2,317 sq ft</b>	<b>215 sq m</b>
Basement	234 sq ft	22 sq m
Ground Floor Bar	1,431 sq ft	133 sq m
Ground Floor Ancillary	387 sq ft	36 sq m
1st Floor	831 sq ft	77 sq m
<b>TOTAL</b>	<b>2,883 sq ft</b>	<b>268 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

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:	£18,000
Rates payable 2018/19:	£7,388.

Interested parties are advised to verify these figures with Braintree District Council on 01376 552525.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated 'E102'.

## 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 excess of **£325,000**, excluding VAT, for the benefit of our client's freehold interest with vacant possession.

## CLOSING DATE

Our client has set a **closing date for offers of Friday 9 November 2018.**

## OPEN VIEWING

**Tuesday 6 November 2018, 11.00am.** For further formation 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.