

RAILWAY

Station Road, Saffron Walden
Essex CB11 3HQ

Public House with continued licensed use or conversion/development potential
For sale by private treaty – offers invited – guide price on application



Description

- The property is located on the northern side of Station Road in Saffron Walden. The property lies 0.6 miles to the south of Saffron Walden museum and St Mary's Church. The immediate surrounding area consists mainly of new build residential properties. Saffron Walden sits 15 miles to the south of Cambridge and 20 miles to the north of Harlow.
- This is a two storey detached property of brick construction, under a pitched slated roof, which benefits from a corner position on Station Road and Station Street. There are some original period single storey ancillary buildings across the side yard.
- The front door from Station Road leads directly into the completely open plan bar and lounge area. This lounge/bar area provides circa 37 covers. To the left hand side of the unit at the rear is the bar counter. Customer WCs are situated at the rear on the right hand side. The kitchen is located on the first floor and serves both the flat and the pub by a dumb waiter to the servery area. The basement cellar is accessed internally from a door that sits adjacent to the WCs.
- Upstairs provides manager's accommodation with two bedrooms, one bathroom and living/dining area.
- There is a large grassed beer garden to the rear, providing space for 9 bench tables. The existing coach house provides a covered smoking area. There is a small gravel area between the pub and the garden which provides for customer parking for circa 12 cars.
- Vacant possession will be available upon completion.

Development Opportunity

There is potential for continued use as a free house or restaurant or for residential conversion/development, subject to planning permission. If sold for continued licensed use a redevelopment clawback covenant will apply.

Planning Authority

Uttlesford District Council

www.uttlesford.gov.uk Tel No – 01799 510510

Site area

Approx. 0.24 acres (0.1 hectares)

Tenure

Freehold

Rateable Value 2010/2017

£16,250/£18,500

Energy Performance Asset Rating

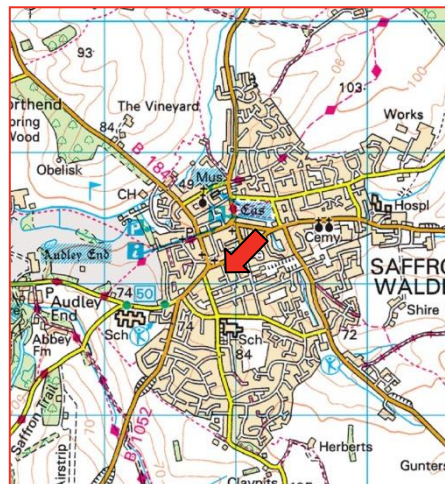
"D" – 96 CO2 emissions – copy of full assessment available on request.

Enquiries & further information and for details regarding viewings please contact:

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The Railway, Saffron Walden — ‘Freehold Public House for sale’

Gerald Eve LLP is pleased to offer on behalf of Charles Wells Ltd the freehold interest The Railway, Saffron Walden. Whilst the property is being offered to the licensed and leisure market, the site is also considered to have potential for conversion or redevelopment to other uses subject to obtaining appropriate planning consents. Conditional or unconditional offers from developers will be considered.

General conditions:

The details contained within this document are believed to be correct, but they do not constitute an offer or any part of a contract. All descriptions, details and plans are in general terms only and may be liable to variation or adjustment. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by carrying out the appropriate searches or otherwise to ascertain the correctness thereof.

Our marketing and subsequent sale will be subject to the following:

1. All negotiations will be subject to contract and Charles Wells Ltd's formal board approval.
2. This is a property asset transaction and no warranties will be given within the sale contract.
3. Limited barrelage information is available on request.
4. TUPE implications are not expected to apply.
5. The purchaser shall be liable to pay Charles Wells Ltd for any VAT payment in connection with the sale.
6. The sale price will be apportioned at the vendor's discretion between land & buildings, fixtures & fittings and furnishings & effects.
7. The inventory of trade furnishings and effects (if one exists) will be valued and sold at valuation on completion of the sale. Leased or other items not owned by Charles Wells Ltd will be excluded, as will gaming machines, beer raising equipment, Charles Wells Ltd signage, computer equipment and cash tills. Certain other items bearing the corporate identity or any brand names will be removed from the premises at completion. Any SITEX security screens that exist on the property at completion will be removed by Charles Wells Ltd within seven days of actual completion.
8. Brand names and trading style names used by Charles Wells Ltd are excluded from the sale, as are all trademarks and domain names associated with them.
9. Charles Wells Ltd will use its reasonable endeavours to transfer all applicable licences if the property is being sold for continuing licensed use. An apportionment of the licence fee will be charged on completion for an un-expired period, relating to the Customs and Excise annual gaming machine licence fees if applicable.
10. The property is being offered for sale by private treaty. A date may be set for the submission of offers, details of which to be confirmed.
11. The purchaser will be required to provide appropriate proof of its ability to fund any acquisition. Please, therefore, submit letters from your banks and any equity partners with your bid. Preference will be given to companies, or individuals, who are able to confirm that they have secured adequate funding.
12. Viewing Arrangements – Formal viewing day/s will be confirmed for those wishing to inspect the premises internally. Customer visits can be made for sites still trading. Successful bidders will be allowed fuller access prior to exchange of contracts.
13. Charles Wells Ltd reserves the right to withdraw this property from the market at any stage.
14. Searches – The purchaser will be expected to reimburse the vendor the full costs of any Local Authority, Utility, Common Land Searches etc that Charles Wells Ltd solicitors have obtained to assist with the sales process.
15. De-branding – Charles Wells Ltd will remove all branded signage and other branded material from the property on or before completion.

Conditions under which these particulars are issued

All details in these particulars are given in good faith but Gerald Eve LLP for themselves and the Vendors / Lessors of this property for whom they act give notice that:

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors / Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors / Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's liability which cannot be excluded or limited by law.

Particulars issued January 2017

www.geraldeve.com

