

FOR SALE OFFERS INVITED

ANCHOR

Cambridge Road, Wadesmill Hertfordshire SG12 0TD



Key Highlights

- Freehold public house with vacant possession
- Site extends to 0.497 hectares (1.23 acres)
- Beer garden to the rear
- Car parking for approximately 70 vehicles
- Grade II Listed

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Location

The property is located in the village of Wadesmill, Hertfordshire, 16.1 kilometres (10.0 miles) north east of Welwyn Garden City, 16.3 kilometres (10.1 miles) south west of Bishop's Stortford and 56.6 kilometres (35.4 miles) south of Cambridge.

The Anchor is situated in the centre of the village of Wadesmill at the intersection between Cambridge Road and Anchor Lane with the A10 a short distance to the south providing access to both London and Cambridge. The property is situated in a predominantly residential area with local facilities including the Feathers Inn pub (Greene King), Thundridge Primary School and Thundridge Church.

The town of Ware and Ware train station is 4.0 kilometres (2.5 miles) to the south and provides services to London Liverpool Street in a journey time of approximately 45 minutes.

Description

The property comprises a part three storey and part two storey detached building, above basement, with painted rendered elevations beneath a pitched and hipped part clay and part slate roof. To the rear elevation are a number of single storey extensions.

Externally there is a beer garden to the side elevation providing seating on wooden benches for approximately 116 customers.

The car park to the rear of the property provides parking for 70 vehicles.

Guide Price

Offers are invited for the benefit of our clients freehold interest in the property with vacant possession. VAT will be applicable.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £45,000. The National Multiplier for England and Wales for 2018/19 is £0.493.

Planning

The property is Grade II Listed and is situated within the Thundridge and Wadesmill Conservation Area.



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Accommodation

Internally the trading area is situated over a number of different levels with the ground and lower ground floors comprising a central bar servery and seating on a mix of loose tables and chairs for approximately 46 customers. To the left of the main entrance are the ladies and gentlemen's toilets with the trade kitchen, manager's office and staff changing facilities located to the rear of the ground floor.

The basement comprises storage and the beer cellar.

The first floor is accessed from behind the bar servery and comprises customer trading areas with seating on loose tables and chairs for approximately 104 customers.

The manager's accommodation is situated at second floor level and comprises a kitchen, lounge, two double bedrooms and bathroom. Access is provided from the first floor trading area as well as a separate external entrance.

The site extends to approximately 0.497 hectares (1.23 acres).

Tenure

Freehold. The property is held by way of two separate titles (title numbers HD431548 and HD278325).

Licences

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Saturday - 10:00 to 00:00

Sunday - 10:00 to 11:30

Fixtures and Fittings

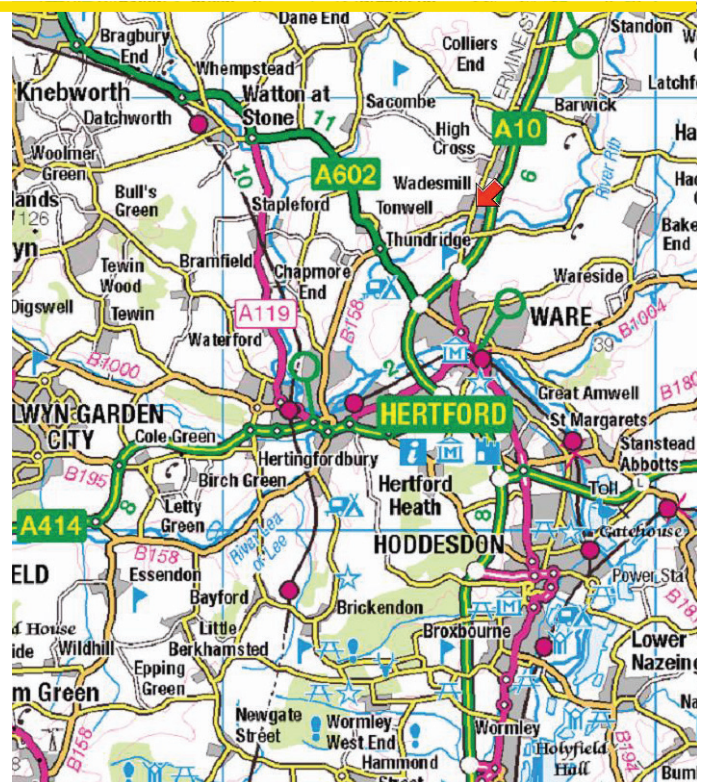
Fixtures and fittings are included in the sale.

The Business

The pub is currently open and trading under management by Marston's.

Viewing

All viewings must be arranged strictly by appointment with the sole agents Savills and under no circumstances should any direct approach be made to any staff members.



Contact

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