

# KINGS HEAD

THE STREET, GOSFIELD, HALSTEAD  
CO9 1TP



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE  
BUSINESS UNAFFECTED**

**savills**



The Kings Head



The Kings Head  
Traditional Pub & Dining  
Food Served Daily, Real Ales, Fine Wines

Christmas Fayre  
Saturday 17th - 19th December  
10am - 5pm

Food Served Daily  
Real Ales  
Fine Wines

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## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Wild Pub Company Limited
- Site extending to 0.287 acres
- Four bedroom managers accommodation at first floor
- Current rent and tie release fee of £83,848 per annum
- Lease expires August 2029
- The rent and tie release fee are both subject to annual rent reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%
- **We are instructed to invite offers in excess of £825,000 (9.63% NIY)**
- Business unaffected by sale

## LOCATION

Located in the village of Gosfield in the county of Essex, 5.0 miles (8.0 kilometres) north of Braintree and 17.1 miles (27.4 kilometres) west of Colchester.

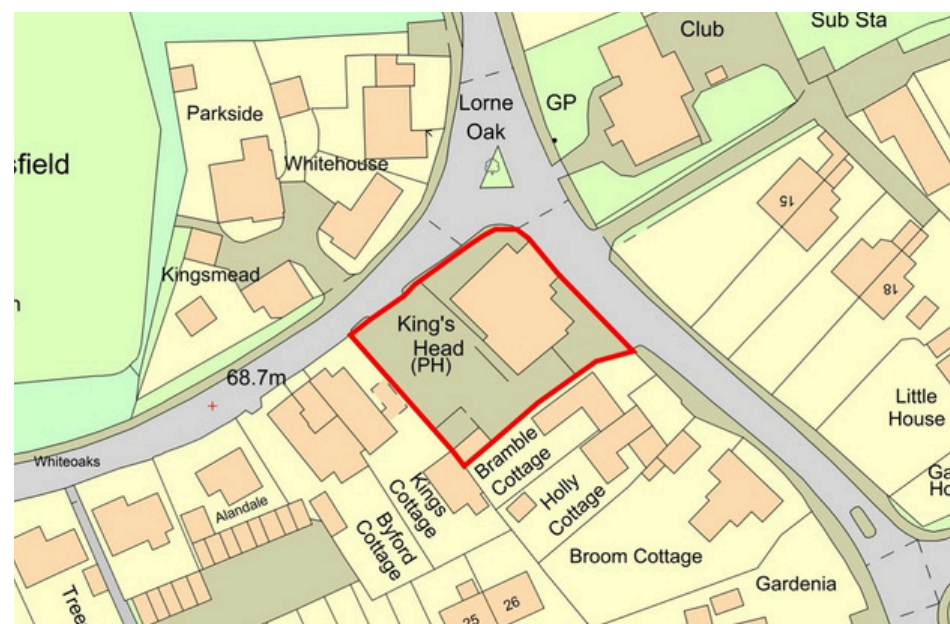
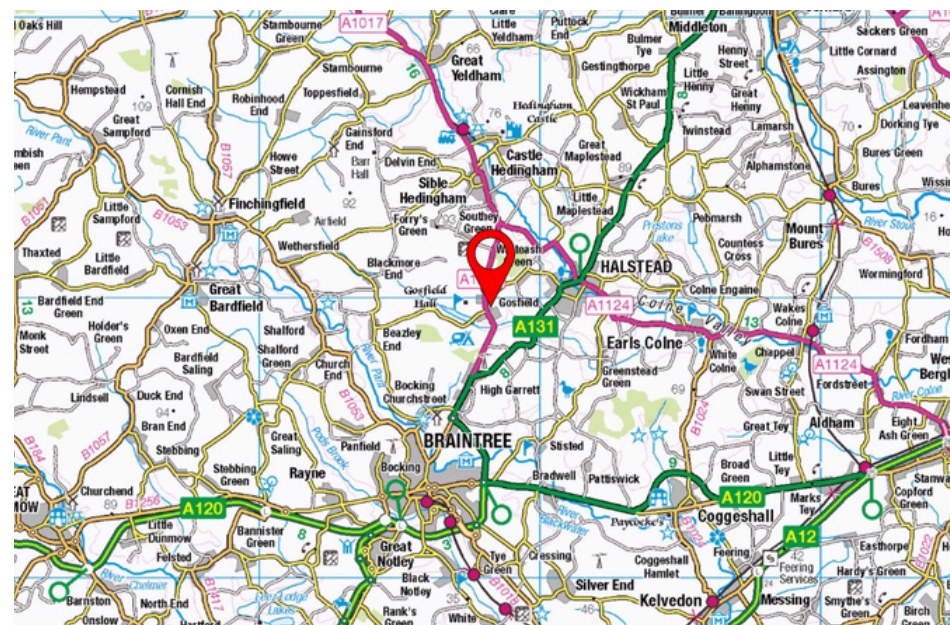
The Kings Head is situated at the intersection between Church Road and The Street in a predominantly residential area with nearby occupiers including The Marquis Hall, Gosfield Community Primary School and the Apple Tree restaurant.

## DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted rendered elevations beneath a pitched and hipped roof

## LINKS

[GOOGLE STREET VIEW](#)



## ACCOMMODATION

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**Ground Floor:** The ground floor provides a two roomed trading area with interlinking bar servery and seating on loose tables, chairs and sofas for 26 customers in the bar area and 64 customer in the restaurant area. Ancillary areas include a trade kitchen, cellar, customer WC's and a number of stores.

**First Floor:** The first floor comprises an office and living accommodation with kitchen, living room, four bedrooms, bathroom and separate WC.

**External:** There is seating on wooden benches to the front elevation for 90 customers with further seating to the rear for 20 customer. There is parking to the rear for 19 vehicles along with a single storey garage.

## TENURE

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The property is held freehold (Title Number EX662643).

## TENANCY

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The entire property is let to The Wild Pub Company Limited on a 5 year lease from 28 August 2024 at a current rent of £34,584 per annum and an annual tie release fee of £49,264, which are both subject to annual reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%. A rent deposit of £8,420 is held by the landlord. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

## PLANNING

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The property is Grade II Listed and is situated within the Gosfield and Greenstead Green Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

D-92

## TERMS

We are instructed to invite offers in excess of £825,000 (9.63% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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