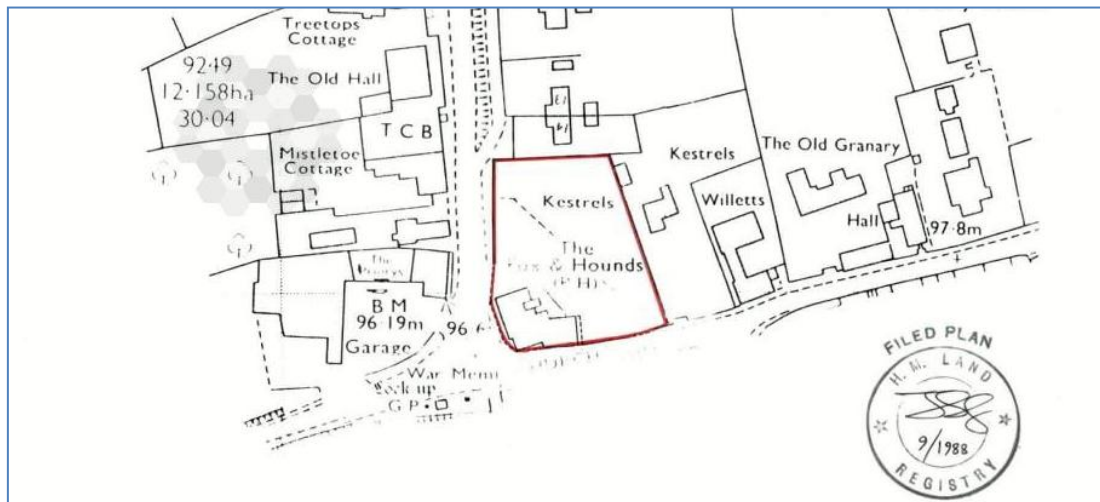


PROMINENT FREEHOLD POTENTIAL FOR LETTING ROOMS

THE FOX & HOUNDS

HIGH STREET, BARLEY, HERTS, SG8 8HU



- SUBSTANTIAL DETACHED PUBLIC HOUSE IN PROMINENT POSITION
- CHARACTER TRADE AREAS (c 100 COVERS), PLUS 6 BED ACCOMMODATION ABOVE
- GROUND FLOOR FOOTPRINT IN THE REGION OF 300m² (3,230sq ft)
- SITE AREA 0.48 ACRES (APPROX)
- EQUAL SPLIT (WET & DRY)
- TURNOVER IN GROWTH

FREEHOLD FOR SALE- OIRO £500,000 EXC VAT

LOCATION

Barley is located almost 3 miles south east of Royston on the Saffron Walden road, (B1039), south of the A505. The Fox & Hounds is located in the centre of this affluent village in a prominent corner position at the junction of High Street and Church End. Local amenities include tennis court's, cricket ground, junior school, post office and store.

PROPERTY

The historic detached property is predominantly two storey under pitched tiled roof. The ground floor provides a number of interconnecting trade areas with exposed timbers, open fireplaces and a mix of tiled and wooden floors. There is a main single bar servey to the middle of the property serving over 60 covers as well as a more modern dedicated dining area to the rear, for an additional 30 covers.

The trade kitchen and wash-up/prep area is accessed to the rear of the property and is well equipped. Generally the property is in good condition throughout, being subject to a substantial investment recently.

The substantial first floor provides 6 bedrooms, large living room, WC, bathroom, shower room and utility room.

Externally there are a number of storage areas and sheds providing the opportunity to extend the ground floor trade area, subject to the necessary consents. To the side is a large tarmac car park with space for over 30 cars plus children's fenced play area and grassed trade garden.

The area of the site, as measured from digital mapping, is approximately 1,955m² or 0.48 acres and the ground floor footprint extends to 300m² (3,230 sq ft).

Turnover information available to genuinely interested parties.

PLANNING

We are advised that the property is Grade II Listed and situated in Barley Conservation Area. Prospective purchasers are advised to make their own enquiries to North Herts District Council at www.north-herts.gov.uk , or by telephone on 01462 474000.

RATES

The current 2010 Rateable Value for the public house is £6,200 per annum. The residential element is Band B with the annual charge of £1,173.

LEGAL COSTS

Each party to be responsible for their own legal costs

PRICE GUIDE

Freehold offers are invited in the region of £500,000, exc VAT, which will be payable at the prevailing rate. For further information or to arrange a viewing contact Tom Nichols on 07715 054959 or tom@everardcole.co.uk

