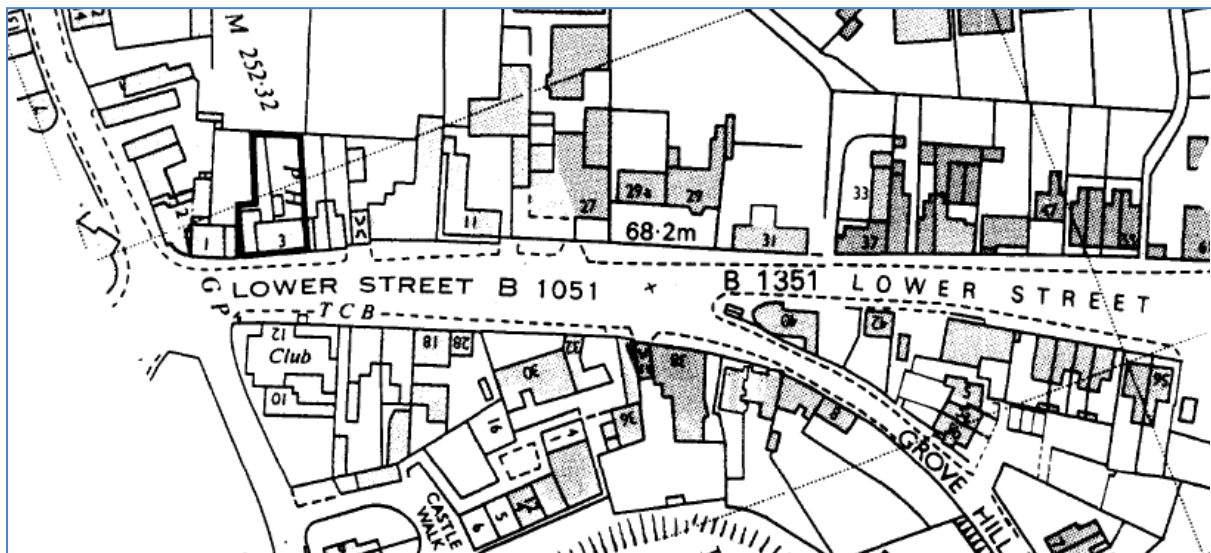


FREEHOLD SUITABLE FOR VARIETY OF USES (STP)

THE QUEENS HEAD

3 LOWER STREET, STANSTED MOUNTFITCHET, ESSEX, CM24 8LN



- 2 TRADE AREAS (45 COVERS)
- 5 BEDROOM DOMESTIC ACCOMMODATION ABOVE
- SITE AREA- 0.08 ACRES (APPROX)
- GROUND FLOOR FOOTPRINT- 125m² / 1,345 sq ft (APPROX)

FREEHOLD FOR SALE - OIRO £350,000, EXC VAT

LOCATION

Stansted Mountfitchet is situated in North West Essex near the Hertfordshire border a few miles north of Bishop's Stortford. Stansted Airport is just 3 miles away.

The village itself lies just off the busy B1383 and is within 2 miles of jct 8 of the M11, and within 20 miles of the M25. The village is also well served by direct rail access into London Liverpool Street.

PROPERTY

The Queens Head is a detached 2 storey property, built under a pitched roof that is part slate, part tiled. The main entrance for the property brings patrons straight from the main retail thoroughfare, Lower Street, into the main bar area. This trade space is served by a character wooden bar servery, and caters to 20 covers. This space is supplemented by an adjoining pool room which has the potential to serve a further 25 covers. This room also benefits from its own servery (as a continuation of the main bar). Both spaces come replete with atmospheric character fireplaces. Male and female WCs are also present.

To the rear of the bar is a kitchen, storage room and basement cellar. The kitchen provides direct access to an adjacent outbuilding, which provides the opportunity for an extended trade kitchen, if fitted out. To the rear of the main pub building is also a private garden, trade decking area and additional storage shed.

The first floor accommodation consists of a kitchen, 5 double bedrooms, living room/study and bathroom.

The area of the site, as measured from digital mapping, is approximately 340m² or 0.08 acres and the ground floor footprint extends to c. 125m² (1,345 sq ft).

PLANNING

We are advised that the property is Grade II Listed and is situated within a Conservation Area. Prospective purchasers are advised to make their own enquiries to Uttlesford District Council at www.uttlesford.gov.uk, or by telephone on 01799 510510.

RATES

The current 2011 Rateable Value for the public house is £14,500 per annum. The residential element is Band A with an annual charge of £998.54.

LEGAL COSTS

Each party to be responsible for their own legal costs

PRICE GUIDE

Freehold offers are invited *in the region of* £350,000 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 or Chris Rogers on 07900 684488 or chris@everardcole.co.uk

