

72 CHURCH LANE

Arlesey
Bedfordshire
SG15 6UX



TO LET/FOR SALE.

PUBLIC HOUSE WITH RESIDENTIAL FLAT

1,837 SQ FT (170.6 SQ M)



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Location:

Arlesey is a large village to the north west of Letchworth Garden City, with a population of approximately 5,000 inhabitants. It has a good selection of village shops, a post office, public houses, lower school within the village and upper school close by on the road between Arlesey and Stotfold. The main shops are available in Letchworth Garden City, 3 miles to the south east.

Arlesey has its own mainline railway station at the northern end of the village, known as Church End. This provides a train service direct to London Kings Cross. Local buses are available and the main road through the village links to the A507 to the north, providing access to both the A1 and M1.

Description:

The property is set out as a ground floor public house, serving wet sales only, there is no commercial catering element within the property.

The property is of period construction and access is adjacent to the property, into a large car park at the rear, where there is also a single garage and mobile home currently used for storage only. At the rear of the property, there is a small beer garden finished with concrete slabs.

The main entrance to the pub is via the front entrance door, which leads into the hallway and further to either one of the two public bar or lounges.

Also located on the ground floor are customers WC facilities and there is an above ground level store and cellar. At the rear of the property, there are private areas for kitchen and ground floor bedroom.

The first floor is set out as two further bedrooms and a bathroom. There is a sitting room also at this level, which faces to the front of the property, overlooking Church Lane.

Accommodation:

The approximate net useable areas are as follows:

Ground Floor

Bar area	802 sq ft	74.5 sq m
Cellar and ancillary	222 sq ft	20.6 sq m

First Floor

Three bed kitchen, diner and bath areas	813 sq ft	170.6 sq m
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Total

Total net useable area	1,837 sq ft	170.6 sq m
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Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£30,000 per annum, exclusive.

Price

Price on application

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £2,500. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

