

JOLLY BARGEMAN

91 CROMWELL ROAD, WARE, HERTFORDSHIRE, SG12 7LA



Key Highlights

- Public House For Sale / To Let
- Single bar community local in a densely populated residential location, including three bedroom domestic accommodation
- Site extends to 0.42 acres (0.17 hectares)
- GIA approx. 3,270 sq ft.
- Offers are invited for the benefit of our client's freehold interest with vacant possession
- Alternatively, a new free of tie lease is available for use as a public house for a term to be negotiated – incentives available due to water damage

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Location

The Jolly Bargeman is located in Ware approximately 3.5 miles (5.6 kilometres) north east of Hertford, 23.5 miles (37.8 kilometres) north of Central London and 15 miles (24.1 kilometre) south west of London Stanstead Airport.

The property is located on the intersection of Cromwell Road and Queen's Road. The surrounding area is predominately residential with some local convenience shops almost adjacent.

Ware (Herts) railway station is located 1 mile (1.6 kilometre) to the southwest, with regular direct services to London Liverpool Street (Greater Anglia Railway line), with an average journey time of 45 minutes.



Description

The property comprises a predominately two storey detached building with part-painted brick elevations beneath a multi-pitched tiled roof with single storey flat roof extensions to the rear.

To the front of the property there is a timber raised decking area.

To both elevations there is extensive car parking.

There is a private garden to the rear of the property.



Accommodation

The ground floor comprises a large open plan trading area with central bar servery.

Ancillary areas to the rear of the rear of the ground floor are male female and accessible WC's, an office, stores and upland beer cellar. There is no trade kitchen.

The first floor provides the private residential accommodation comprising three bedrooms, living room, kitchen, bathroom and WC.

The site extends to approximately 0.42 acres (0.17 hectares).

Floor Areas

The property has the approximate Gross Internal Areas:

Floor	Sq M	Sq Ft
Ground	194.77	2,096
First	109.11	1,174
Total	303.88	3,270

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Guide Price

Offers are invited for the benefit of our clients' freehold interest with vacant possession.

Alternatively, offers are invited for a new free of tie lease (terms to be negotiated).

Incentives are available.

Rateable Value

The subject property has a Rateable Value of £5,300 in the 2023 Rating List.

Planning

The subject property is not listed nor is it situated in a conservation area.

Tenure

Freehold or Leasehold

Premises License

The Licence has lapsed, but previously had been granted in accordance with the Licensing Act 2003. We understand that the premises was permitted to sell alcohol under the following hours:

- Monday to Wednesday 10:00-23:30
- Thursday 10:00-00:00
- Friday to Saturday 10:00-01:00

Fixtures and Fittings

There are no fixtures or fittings.

Energy Performance Certificate

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Money Laundering

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

Viewings & Contacts

For further information and all viewing requests please contact the sole selling agents Savills.

Contact

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