

# DOG & PARTRIDGE BRENTWOOD ROAD, GRAYS RM16 3HU



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**



DOG & PARTRIDGE

CARLING

Welcome to  
DOG & PARTRIDGE  
ORSETT  
TRADITIONAL  
ALES  
LUNCHEONS  
Evening Meals  
SUNDAY LUNCHEAS

DOG AND  
PARTRIDGE  
CAR  
PARK  
VEHICLES  
PARKED  
AT OWNERS  
RISK

ENTRANCE

# DOG & PARTRIDGE, BRENTWOOD ROAD, GRAYS, RM16 3HU

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Large site extending to 1.26 acres
- Property arranged over ground and first floors
- Current rent of £42,500 per annum
- Lease expires August 2034
- The rent is subject to five yearly open market reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £640,000 (6.3% NIY)**

## LOCATION

Located in the village of Orsett in Essex, 5.6 miles (9.0 kilometres) north of Grays, 7.8 miles (12.5 kilometres) east of Upminster and 10.0 miles (16.0 kilometres) west of Basildon.

The Dog & Partridge is a countryside pub situated on Brentwood Road (A 128), a short distance from Langdon Hills Golf Country Club & Hotel.

## DESCRIPTION

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



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an L shaped open plan trading area with a central bar servery and dining room to the rear with seating on loose tables and chairs for approximately 52 customers. Ancillary areas include a trade kitchen, customer WCs and stores in outside sheds to the rear.

**First Floor:** The first floor comprises private living accommodation providing three bedrooms and bathroom.

**Externally:** There is a large customer area around an ornamental pond with seating for over 100 customers. Large gravel car parking to the side and rear for approximately 50 vehicles.

## TENURE

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The property is held freehold (Title Number EX233206). There is a right of way over the area outlined in yellow on the promap to the land to the rear of the pub.

## TENANCY

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The entire property is let to two private individuals on a 20 year lease from 1 August 2014 at a current rent of £42,500 per annum which is subject to five yearly open market reviews with the next review in August 2024.

## PLANNING

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The property is not listed or situated within a 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-76

## TERMS

We are instructed to invite offers in excess of £640,000 (6.3% 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 prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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savills

## 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.

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

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