

AXE & COMPASSES

28 The Street, Braughing, Ware, SG11 2QR



Key Highlights

- Public house for sale / to let
- Attractive village location
- Bar and restaurant areas providing 54 internal covers
- Manager's accommodation at first floor level
- Property arranged over ground and first floor extending to 3,689 sq ft
- Offers are invited in excess of £450,000 for the benefit of our client's freehold interest with vacant possession
- Alternatively, a new free of tie lease is available for a term to be negotiated with a guide rent of £36,000 per annum
- [Google Street View Link](#)

SAVILLS LONDON
33 Margaret Street,
London, W1G 0JD

020 7877 4666

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in 'savills' being red and the rest of the letters in black. The logo is set against a yellow rectangular background.

Location

Located in the attractive village of Braughing near Ware in the county of Hertfordshire, 24.9 miles (40.1 kilometres) south of Cambridge, 27.4 miles (44.1 kilometres) north west of Chelmsford and 41.2 miles (66.3 kilometres) north of Central London. The Axe & Compasses is situated fronting The Street in a residential area in the centre of the village where local facilities include Jenyns Primary School and Saint Mary The Virgin Braughing church.

Description

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

Accommodation

Ground Floor: The ground floor provides a bar area to the front with a central bar servery and the main restaurant trading area to the rear with seating on loose tables and chairs for approximately 54 customers. Ancillary areas include customer WC's to the left and trade kitchen to the rear.

First Floor: The first floor provides manager's accommodation comprising three bedrooms, bathroom and living room.

Externally: There is a large beer garden to the rear which benefits from a separate external bar servery and seating on benches for approximately 63 customers. There is a car park to the rear with spaces for 20 vehicles.

Tenure

The property is held freehold (HD398172). The area outlined in blue on the adjacent promap is unregistered land previously used by the former tenant as part of their beer garden.

Premises License

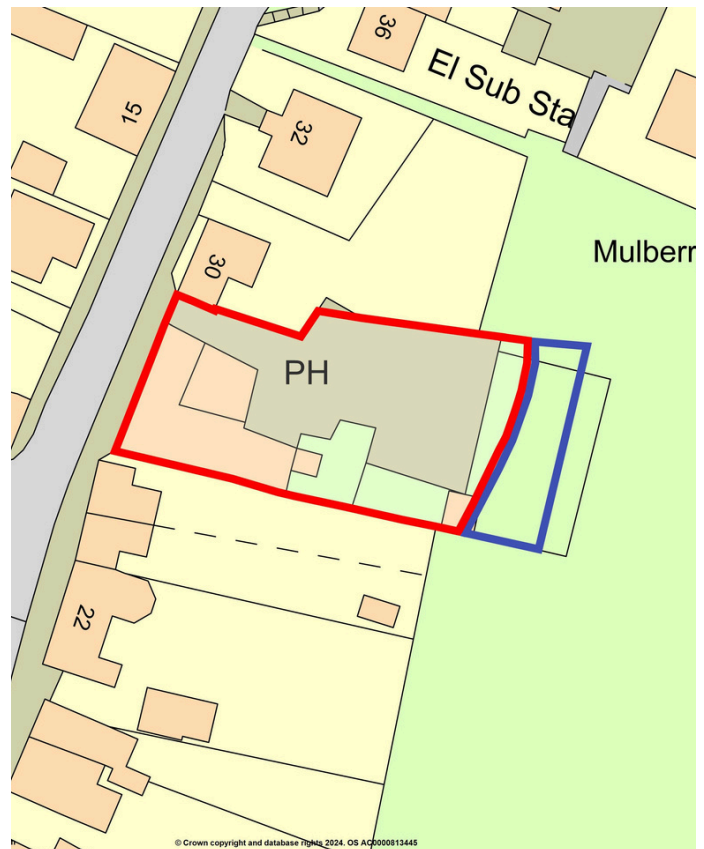
The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Saturday: 10:00 - 23:00

Sunday: 12:00 - 22:30

Planning

The property is Grade II Listed and situated within Braughing Conservation Area.



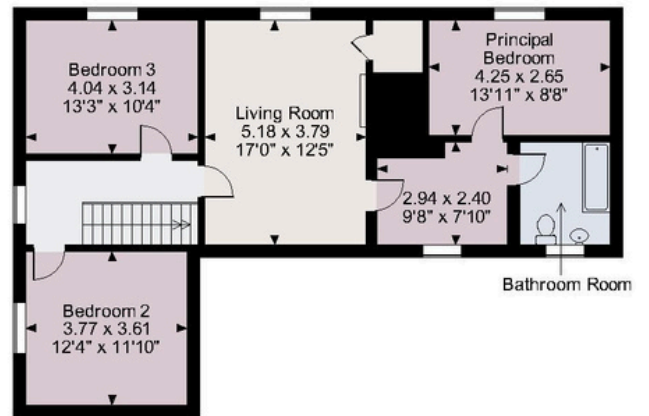
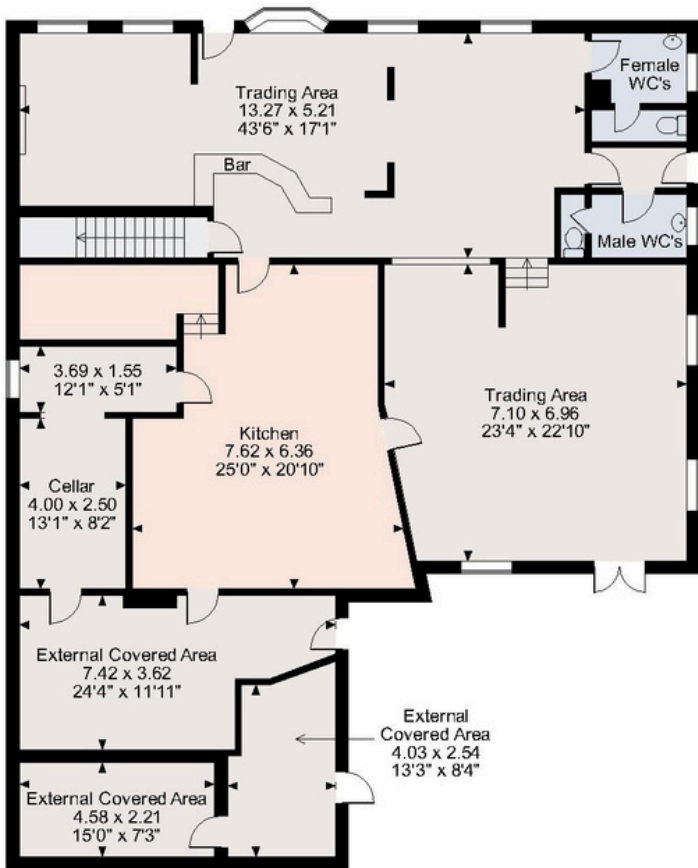
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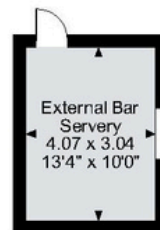
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Axe & Compasses, The Street, Ware
Ground Floor gross internal area = 2,164 sq ft / 201 sq m
Ground Floor External Covered Areas gross internal area = 490 sq ft / 45 sq m
First Floor gross internal area = 902 sq ft / 84 sq m
External Bar Servery gross internal area = 133 sq ft / 12 sq m
Total gross internal area = 3,689 sq ft / 343 sq m



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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EPC

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Fixtures & Fittings

The fixtures and fittings may be included within the sale by way of separate negotiation.

Guide Price

Offers in the region of £450,000 for the benefit of our client's freehold interest with vacant possession. The property is elected for VAT which will be chargeable in addition to the purchase price.

Guide Rent

Offers in excess of £36,000 per annum are invited for a new free of tie lease on terms to be agreed.

Rateable Value

2023 Rateable Value - £4,000

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

The property is currently close so for further information and all viewing requests please contact the sole selling agents Savills.



Contact

Jack Phillips

+44 (0) 7866 203 540
jack.phillips@savills.com

Stuart Stares

+44 (0) 7807 999 841
sstares@savills.com

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