

# FREEHOLD PUB AND ADJOINING LAND FOR SALE NEAR BROXBOURNE, EN9



## SUN INN, COMMON ROAD, NAZEING, WALTHAM ABBEY, EN9 2DE

Attractive setting in almost three acres  
Large external garden  
Three-bedroom domestic accommodation  
Car parking for approx. 80 spaces

**FREEHOLD** - Free of all ties

**OFFERS INVITED**

**SUBJECT TO CONTRACT** - Sole Selling Agents

CounF212

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## Location

The Sun Inn is located in the village of Nazeing in Essex, close to a number of nearby towns including Broxbourne, (2 miles west) Waltham Abbey (6 miles south) and Harlow (2 miles north). It is a short distance outside the village on Common Road, a thoroughfare surrounded by open land and detached residential housing. Nazeing Golf Club is located a short distance to the south of the property, in addition to the River Lee and Lee Valley Park to the west. Access is available by road via the M11 (6 miles east) and by train via Broxbourne Railway Station providing direct access into London Liverpool Street (30 minutes).

A location plan is attached.

## Description

The property occupies a detached two storey building of brick construction, with part painted and part wooden cladded frontage, a pitched slate tiled roof, single storey extensions and a detached garage. External areas include a large unmarked carpark (approx. 80 spaces), paved beer terrace (approx. 100 covers) with outside bar, BBQ area, large garden (approx. 235 covers) with two football pitches and a children's playground. The plot site is just under 3 acres.

Internally the pub is set out as follows:

<b>Ground floor</b>	Open plan bar area with a central timber topped bar servery and restaurant area. Male, female and disabled customer toilets. Commercial trade kitchen. Upper beer store. Storage area. Small office.
<b>First floor</b>	Domestic accommodation comprising of three bedrooms, kitchen, lounge and bathroom. Separate access to street level.

Using the online Promap measuring service the approximate site area and building footprint is calculated to be: -

<b>Site Area</b>	2.936 acres
<b>Building Footprint</b>	4,790 sq ft (439 sq m)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services save for gas which is supplied via an on-site tank.

## Licensing

The Premises Licence permits the sale of alcohol on and off the premises, Sunday-Thursday: 10.00am until Midnight and Friday – Saturday: 10.00am until 1.00am.

## Planning

From enquiry of Epping Forest District Council, it has been ascertained that the property is not listed but is within Nazeing & South Roydon Conservation Area. The property lies within Greenbelt.

### Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £48,750.

### Tenure

Freehold to majority of the site with vacant possession upon completion. A small portion of the site to the front is occupied subject to a licence, please see page four of this brochure for further information.

### Viewing

The pub is currently closed. For further information, please contact James Grimes on – **Tel: 020 78367826** or 07989 986388 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)

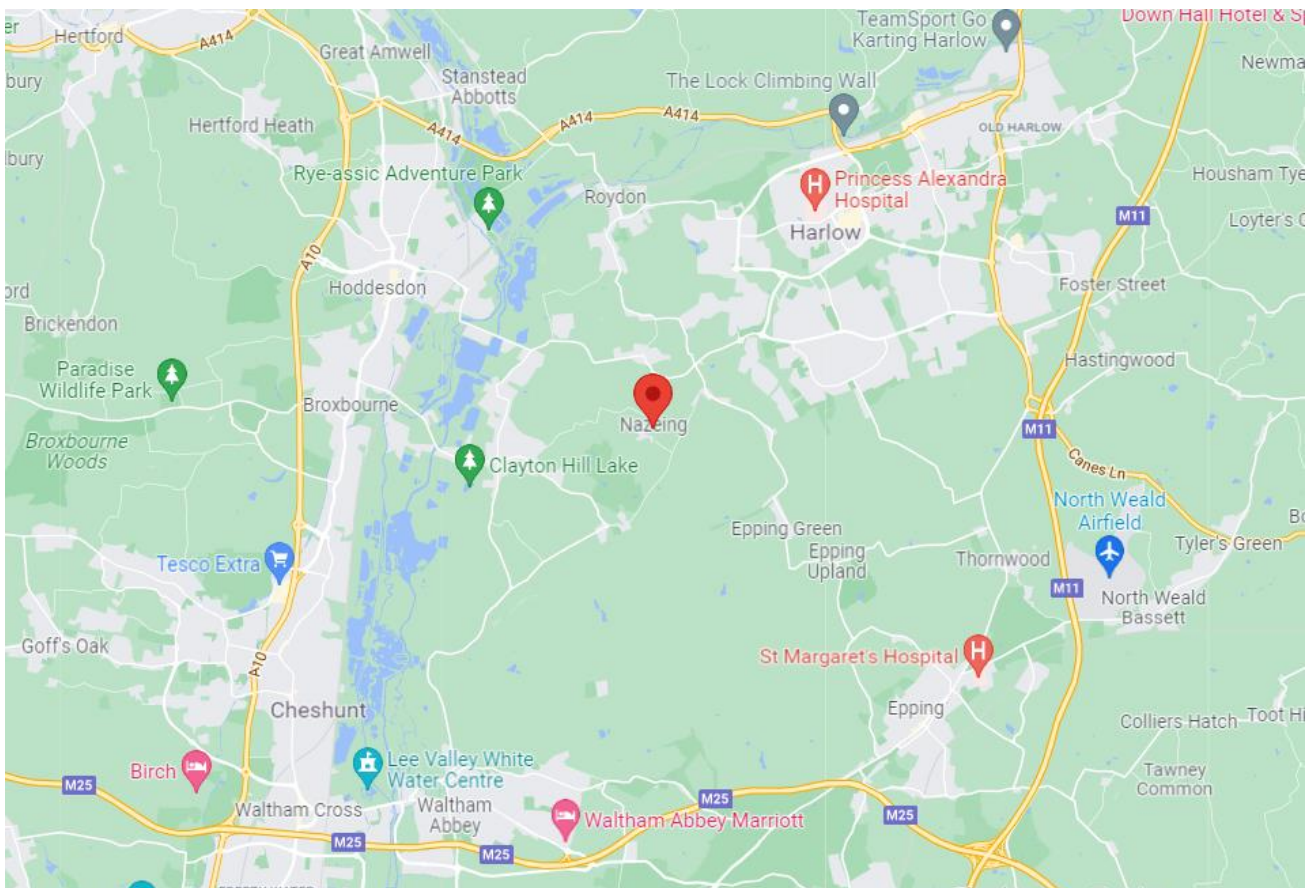
### EPC

This property has an EPC rating of C.

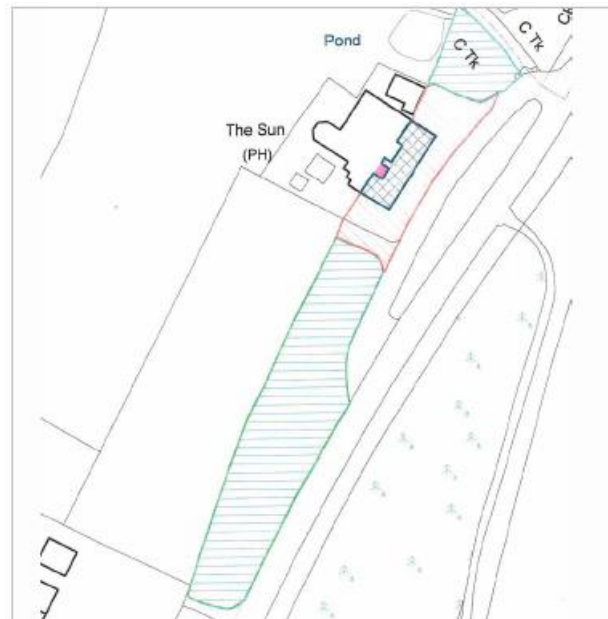
### Offers

Offers Invited. Subject to the sum finally agreed, an additional overage may be payable.

### Location Map



## Title Plan



Please note the areas hatched and outlined red, green, blue and pink on the license plan above are held on licence from the Trustees of Nazeing Wood or Park. The current licence fee is £3251.87 per annum. A copy of the licence can be provided upon request.