

FREEHOLD FOR SALE OFFERS INVITED

THE GATE

74 Thaxted Road, Saffron Walden, CB11 3AG



Key Highlights

- Attractive Freehold restaurant
- Will appeal to owner operators
- Development/conversion potential STPP
- Site area of 0.301 acres (0.128 ha)

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton, SO14 0TB

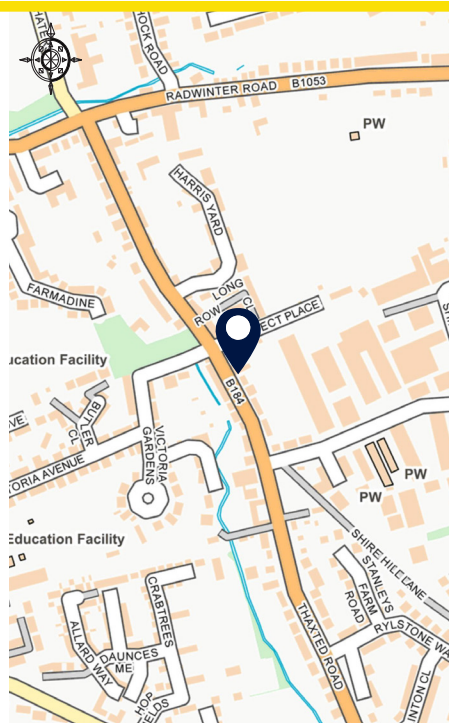
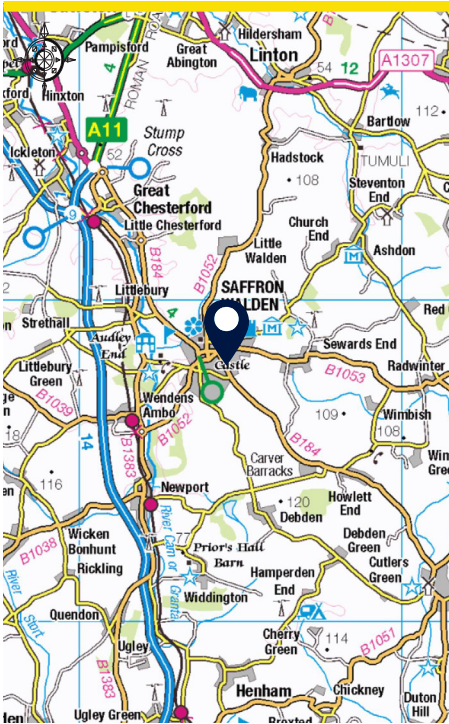
023 8071 3900

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SAVILLS LONDON
33 Margaret Street
London W1G 0JD

020 7299 3088

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Location

Saffron Walden is a market town in the Uttlesford district of Essex, 12 miles (19 km) north of Bishop's Stortford, 15 miles (24 km) south of Cambridge and 43 miles (69 km) north of London.

The property is situated 15 miles (24km) north of junction 8 of the M11 if travelling from London and 15 miles (24 km) to the south of junction 10 if travelling from Cambridge. Stansted Airport is 15 miles (24 km) to the south and while Luton Airport is 43 miles (69 km) to the west.

The restaurant is located south east of the town centre prominently positioned on Thaxted Road. The area is predominantly residential in form.

Property Description

The restaurant is a detached brick and flint built building which has been painted and arranged over ground and first floor with a pitched slate tiled roof and sash single glazed fenestration. The building has been extended to the rear to provide an additional single storey element. There is a large car park and trade garden to the rear of the property, with single storey garage outbuilding.

Internally the property is traditional with a number of interconnecting rooms and a 'U-shaped' bar servery occupying a central position. Gents WC facilities are positioned to the right of the entrance with ladies WC facilities, together with kitchen facilities and storage to the rear.

Manager's / owner's accommodation is located at first floor.

Floor plans are available upon request.

Tenure

Freehold with vacant possession upon completion.

Price

Offers are invited for the freehold interest.

Planning

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

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003.

Rating

The subject property is entered in the 2010 Rating List with a Rateable Value of £14,600.

Fixtures & Fittings

All fixtures and fittings owned outright by the Vendor are included in the sale, however stock will be valued in addition on completion.

Energy Performance Certificate

A C-(64) Rating has been calculated.

Viewing

For a formal viewing, strictly by appointment with Savills.

Contact

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