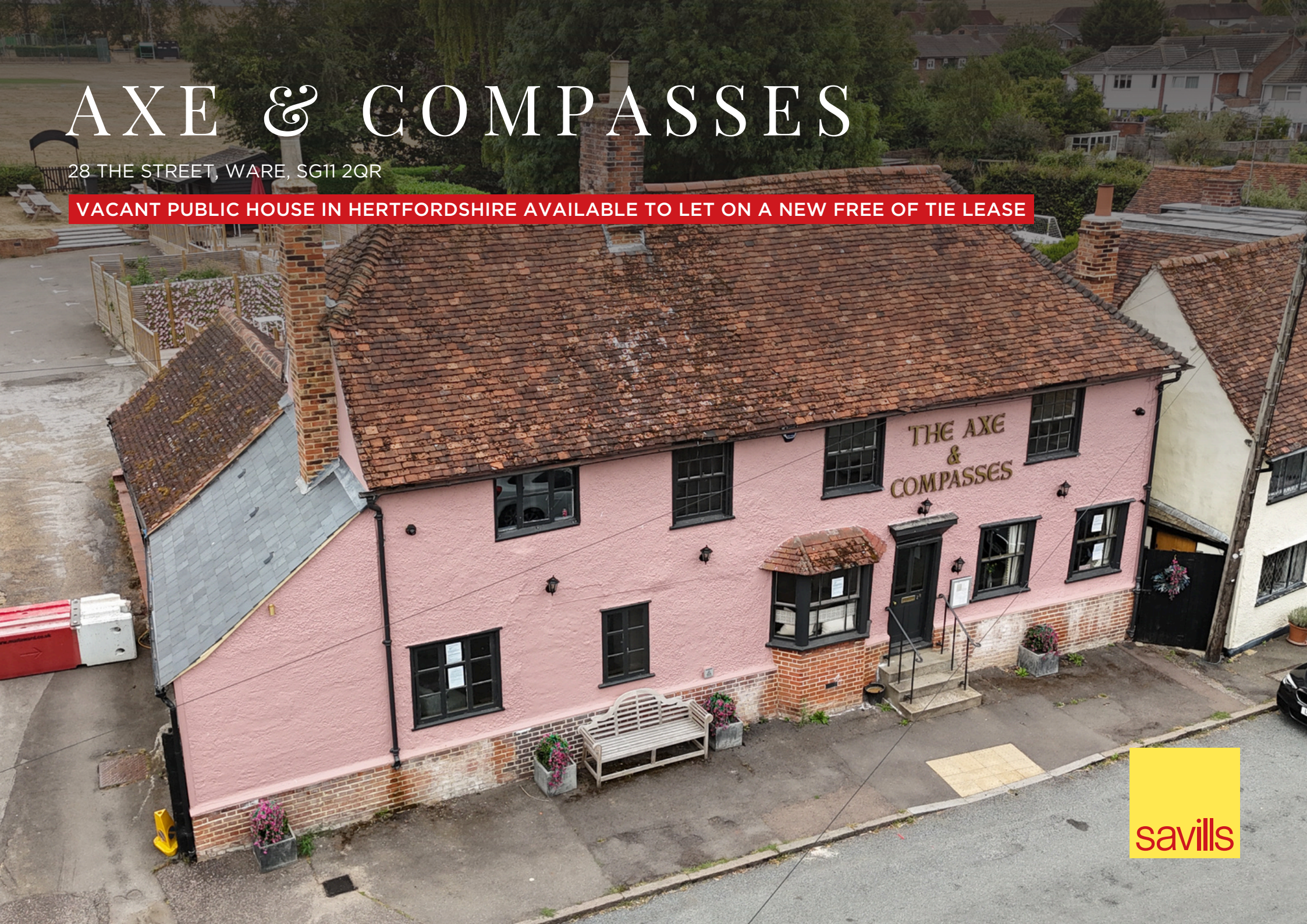


AXE & COMPASSES

28 THE STREET, WARE, SG11 2QR

VACANT PUBLIC HOUSE IN HERTFORDSHIRE AVAILABLE TO LET ON A NEW FREE OF TIE LEASE



savills



THE AXE
& COMPASSES

HIGHLIGHTS INCLUDE:

- Public house to let
- Attractive village location in Hertfordshire
- Bar and restaurant areas providing 54 internal covers
- Property arranged over two levels extending to 3,689 Sq Ft (343 Sq M)
- Manager's accommodation at first floor level
- Extensive beer garden to the rear
- 20 vehicle car park located to the rear
- **Guide Rent of £50,000 per annum**

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

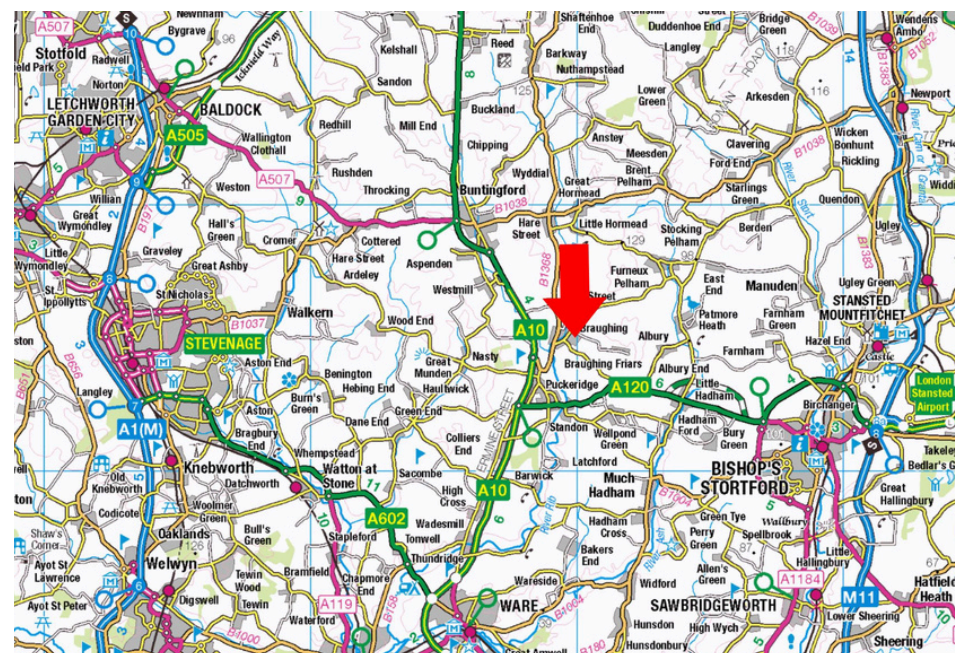
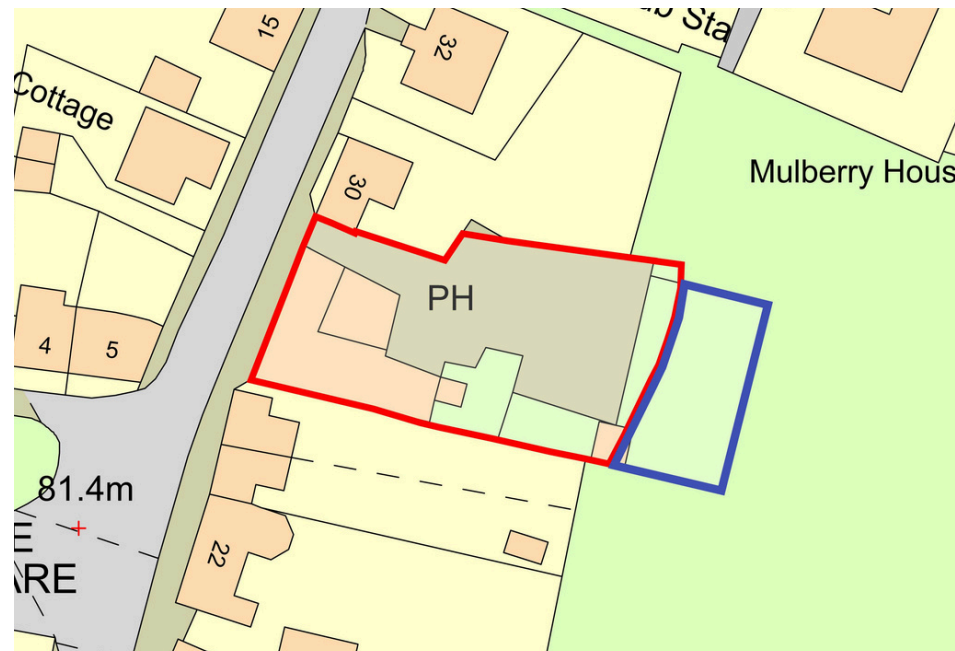
The property comprises the ground and first floor of a two storey detached building with painted brick, rendered and part timber elevations beneath a multi-pitched tile roof.

LINKS

GOOGLE STREET VIEW



360 PANORAMIC



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 above promap is unregistered land previously used by the former tenant as part of their beer garden.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the follows times:

- Monday to Saturday: 10:00 - 23:00
- Sunday: 12:00 - 22:30

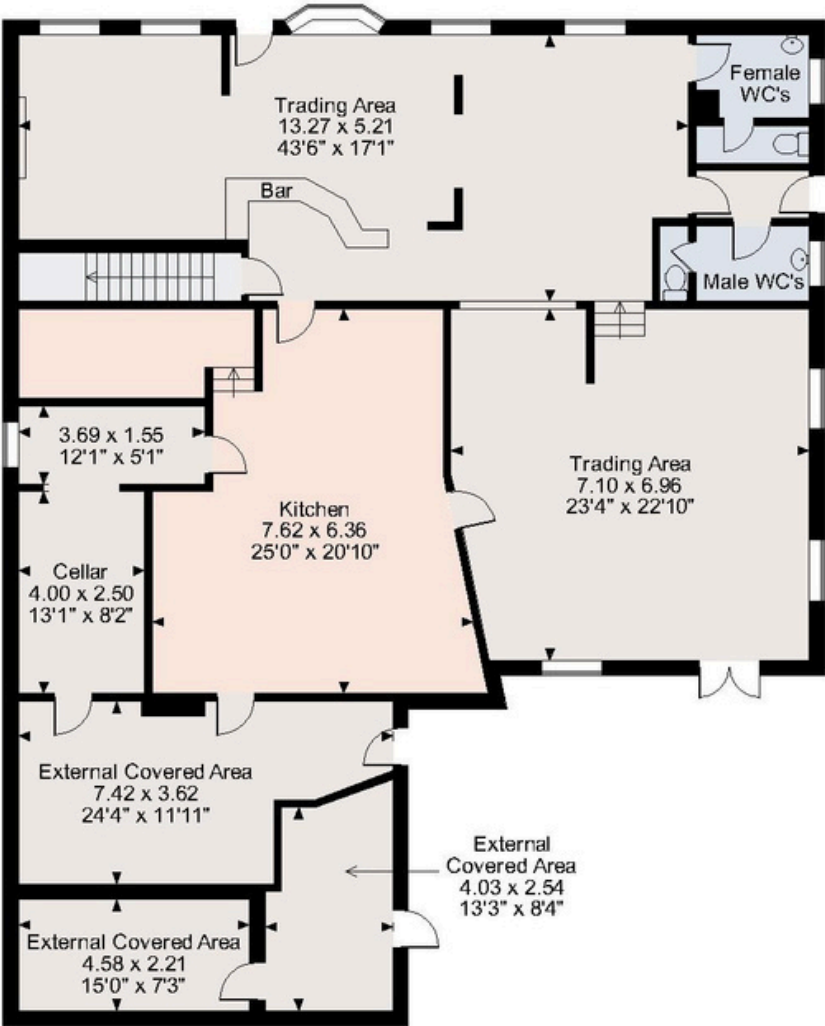
TERMS

Rental offers are invited in excess of £50,000 per annum for a new free of tie lease on terms to be negotiated.

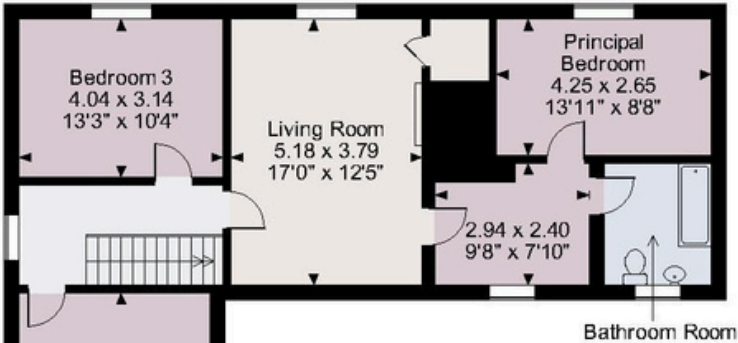


FLOORPLAN

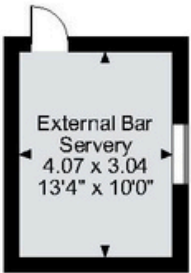
Axe & Compasses, The Street, Ware
Ground Floor gross internal area = 2,164 sq ft / 201 sq m
Ground Floor External Covered Areas gross internal area = 490 sq ft / 45 sq m
First Floor gross internal area = 902 sq ft / 84 sq m
External Bar Servery gross internal area = 133 sq ft / 12 sq m
Total gross internal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



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8593278/TML

RATEABLE VALUE

£8,500.

EPC

D - 81.

VAT

VAT will be applicable on the rent.

PLANNING

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





FIXTURE & FITTINGS

The fixtures and fittings may be available by way of separate negotiation.

MONEY LAUNDERING

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

VIEWINGS

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

CONTACT

Jack Phillips

07866 203540

jack.phillips@savills.com

Stuart Stares

07807 999841

sstares@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | August 2026

