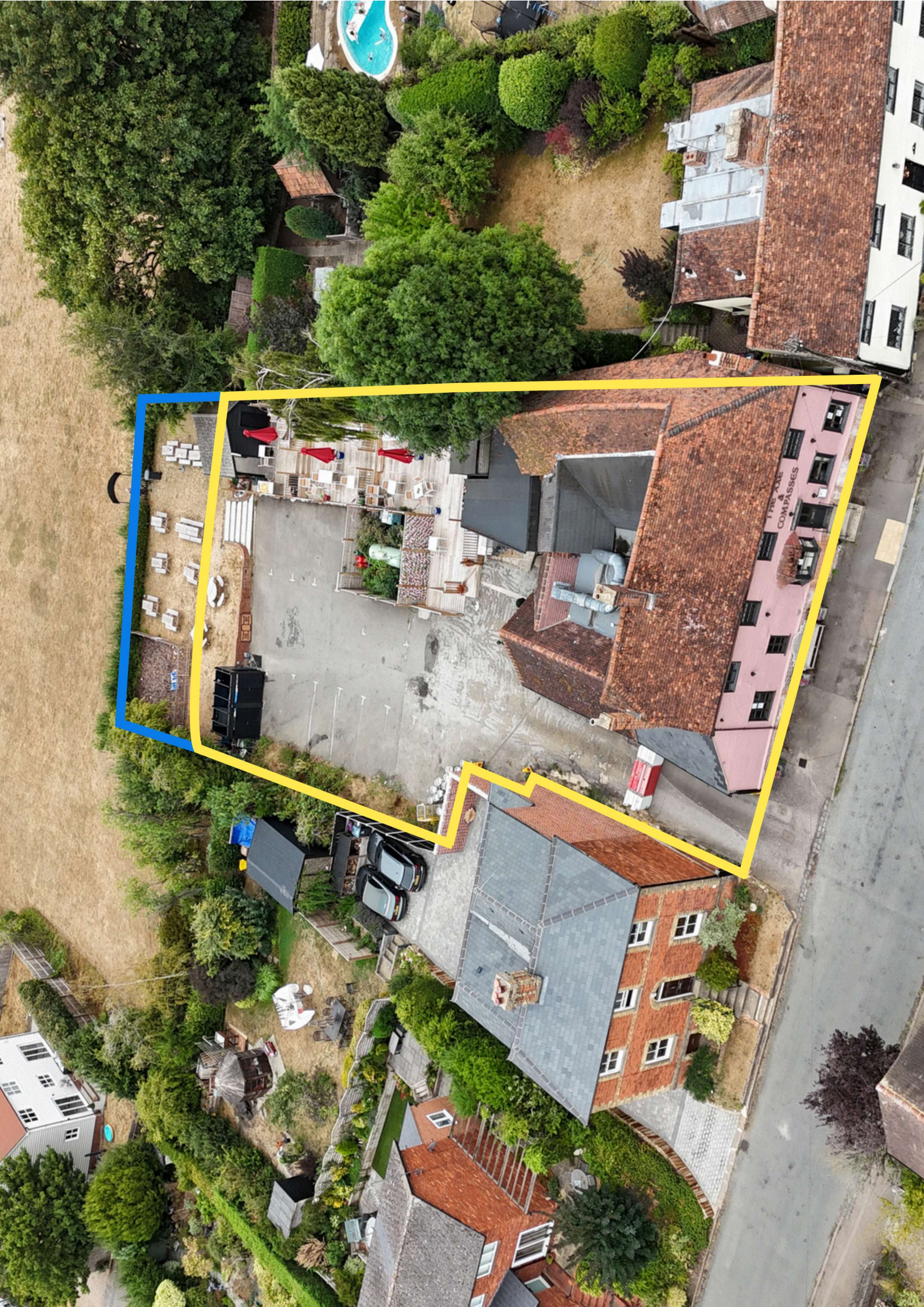


AXE & COMPASSES

28 THE STREET, WARE, SG11 2QR

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

savills



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

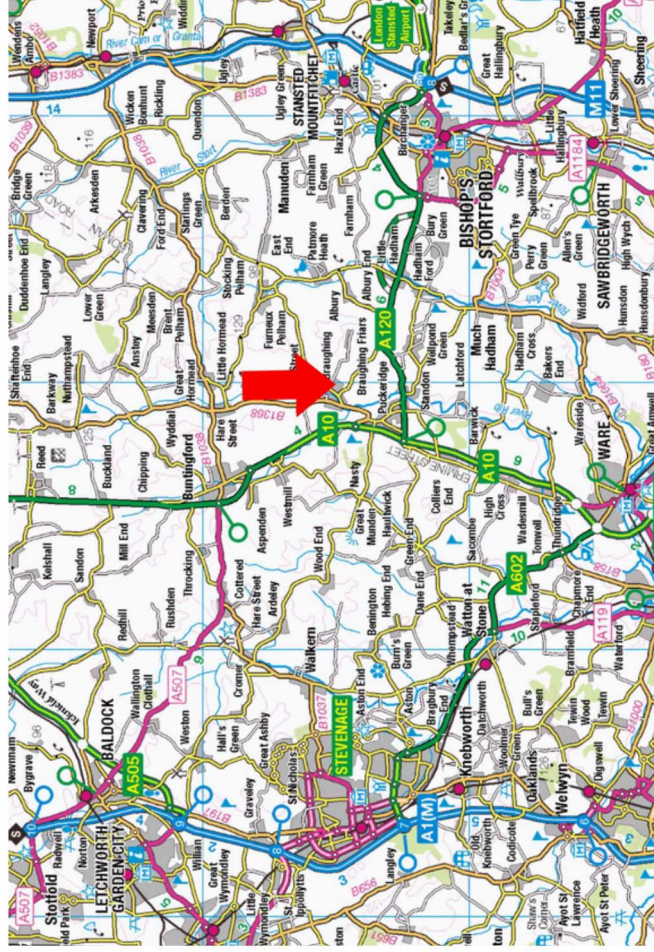
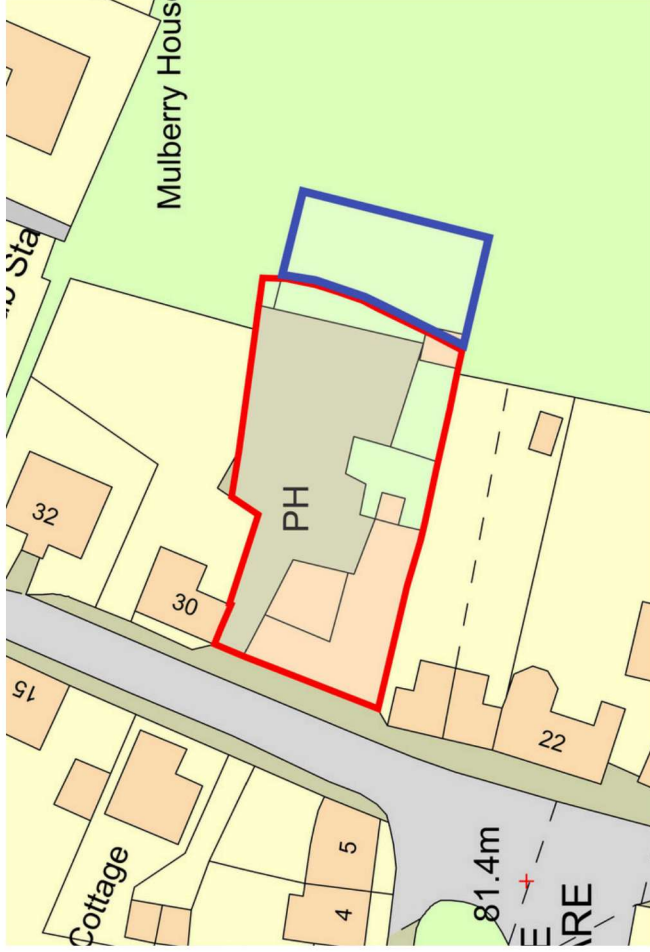
The property comprises the ground and first floor of a two storey detached building with painted brick, rendered and part timber elevations beneath a multi-pitched tile roof.

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.



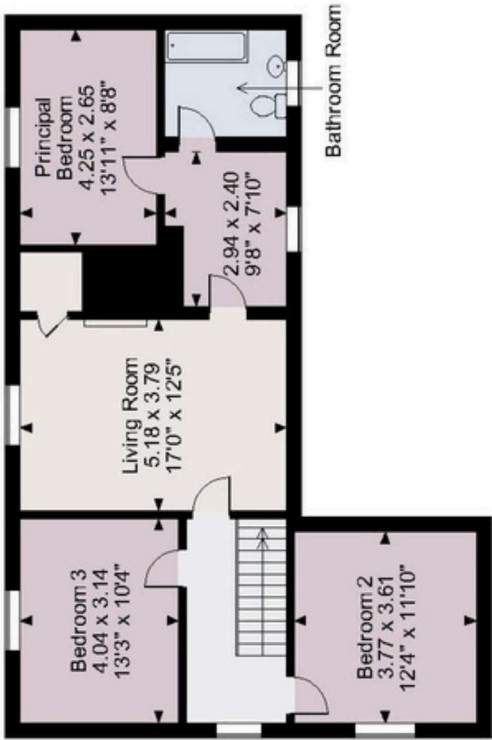
FLOORPLAN

Axe & Compasses, The Street, Ware

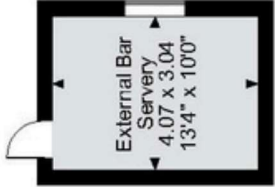
Ground Floor gross internal area = 2,164 sq ft / 201 sq m
Ground Floor External Covered Areas gross internal area = 490 sq ft / 45 sq m
First Floor gross internal area = 902 sq ft / 84 sq m
External Bar Servery gross internal area = 133 sq ft / 12 sq m
Total gross internal area = 3,689 sq ft / 343 sq 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.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8593278/TML