

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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**RARELY
AVAILABLE**

**‘The John Barleycorn’
Threshers Bush
Harlow
CM17 0NS
TO LET (MAY SELL)**

These particulars do not constitute an offer or contract, contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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Location

The John Barleycorn is a Public House in Threshers Bush which is situated towards the north western boundary of Moreton, Bobbingworth and the Lavers Parish in High Laver.

It is 4 miles north west of Chipping Ongar, 5 miles south east of Harlow, 7 miles north east of Epping and approximately 20 miles from London and within the Metropolitan Green Belt.

The building is 3.8 miles from Junction 7 of the M11.



Accommodation

Available accommodation comprises of a Grade II listed building dating back in part to the 15th century and being used as a public house as early as the mid 1800s. The building has been extended to the side and rear. Amenities include a large customer car park, feature fish pond and substantial beer garden together with first floor principle living accommodation comprising 6 rooms as well as a small studio flat.

The current owners are trading Friday, Saturday and Sunday only as “The John Barleycorn” family owned free of tie public house and 90x cover restaurant. We understand the current owners are selling due to retirement.

Floor areas as follows:

Floor	Sq.ft.	Sq.m	
First floor principel flat:	1,400	148.64	
First floor studio flat:	400	37.16	
Ground:	3,200	297.29	
Total site area:	38,335	3,561.37	0.88 acre

NB. An inventory is available on request.

Current Trading hours

Friday & Saturday 12pm to 8:30 pm

Sunday 12pm to 6pm

Terms

Tenure

The premises are available by way of a new FR&I lease at a quoting rental of £95,000 per annum exclusive. Consideration would be given to a freehold sale.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business rates/Council tax

To be confirmed.

Legal costs

The ingoing Tenant to be responsible for the Freeholders reasonable legal costs incurred in this transaction.

EPC

To be advised.

Consumer Protection & Money Laundering Regulations

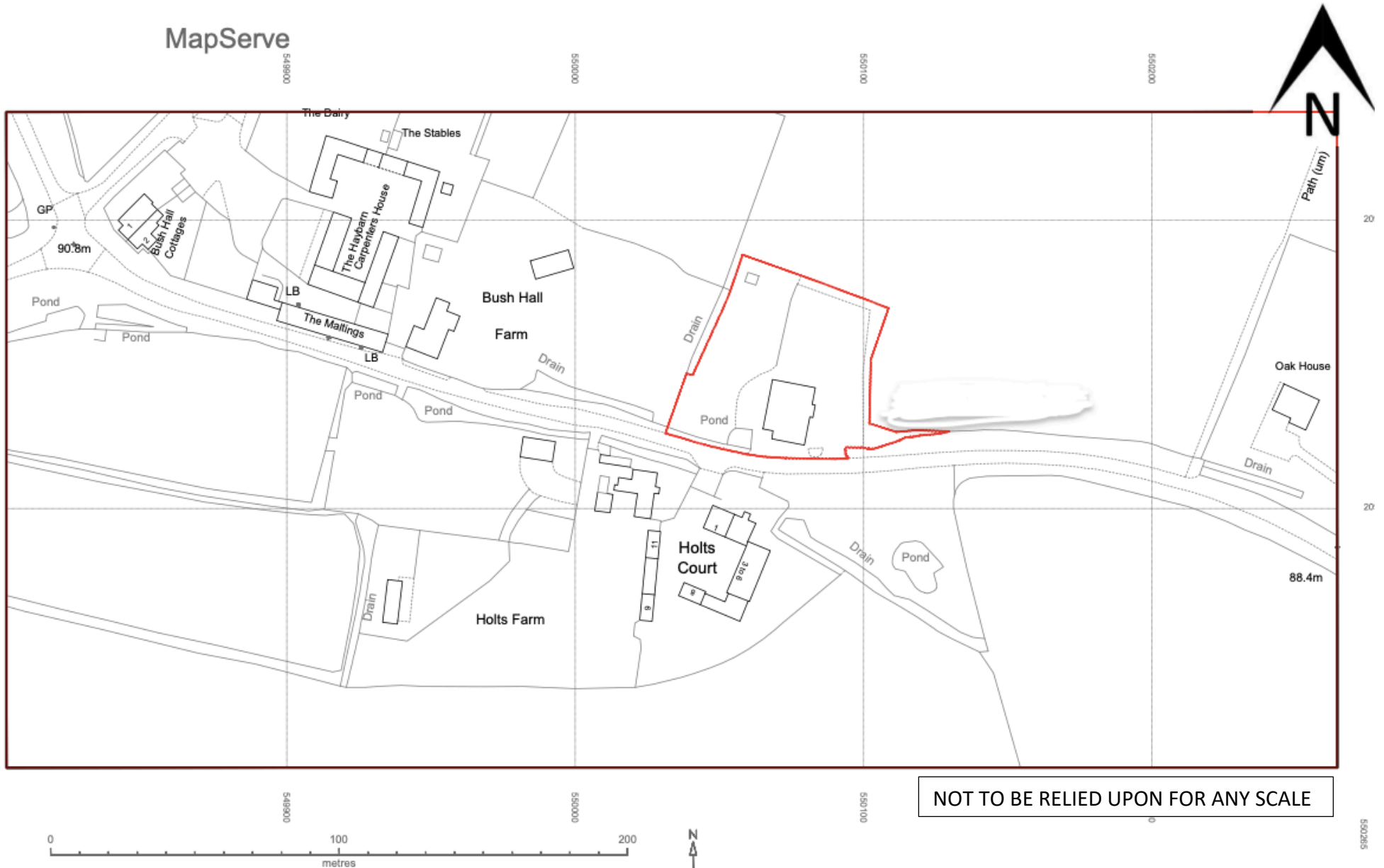
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or F & in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by prior arrangement via sole agents as above.



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