

Great Easton - The Swan Inn, The Endway, Essex CM6 2HG

Freehold Public House Investment



Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 8.00%
- Rental Income: £36,000 p.a.
- VAT is NOT applicable to this property
- Comprises detached public house with bar & restaurant and 4 letting rooms
- Benefits from customer beer garden and large car park at rear
- The only pub in the village, situated 2 miles north of Great Dunmow and A120.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Swan Inn (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, kitchen, First Floor: 4 letting rooms / owner's accommodation	Individual	6 Years 11 Months from 23 April 2021	£36,000	Note 1: FRI Note 2: Deposit held of £6,200
			Total	£36,000	

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Property Description:

The property comprises large detached public house arranged as a ground floor pub & restaurant with 4 letting rooms at first floor. The property benefits from beer garden and large car at rear, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, kitchen, wc`s

First Floor: 4 letting rooms / owner`s accommodation

Total GIA: 300 sq m (3,230 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 23rd April 2021 at a current rent of £36,000 per annum and the lease contains full repairing and insuring covenants. Deposit held of £6,200.



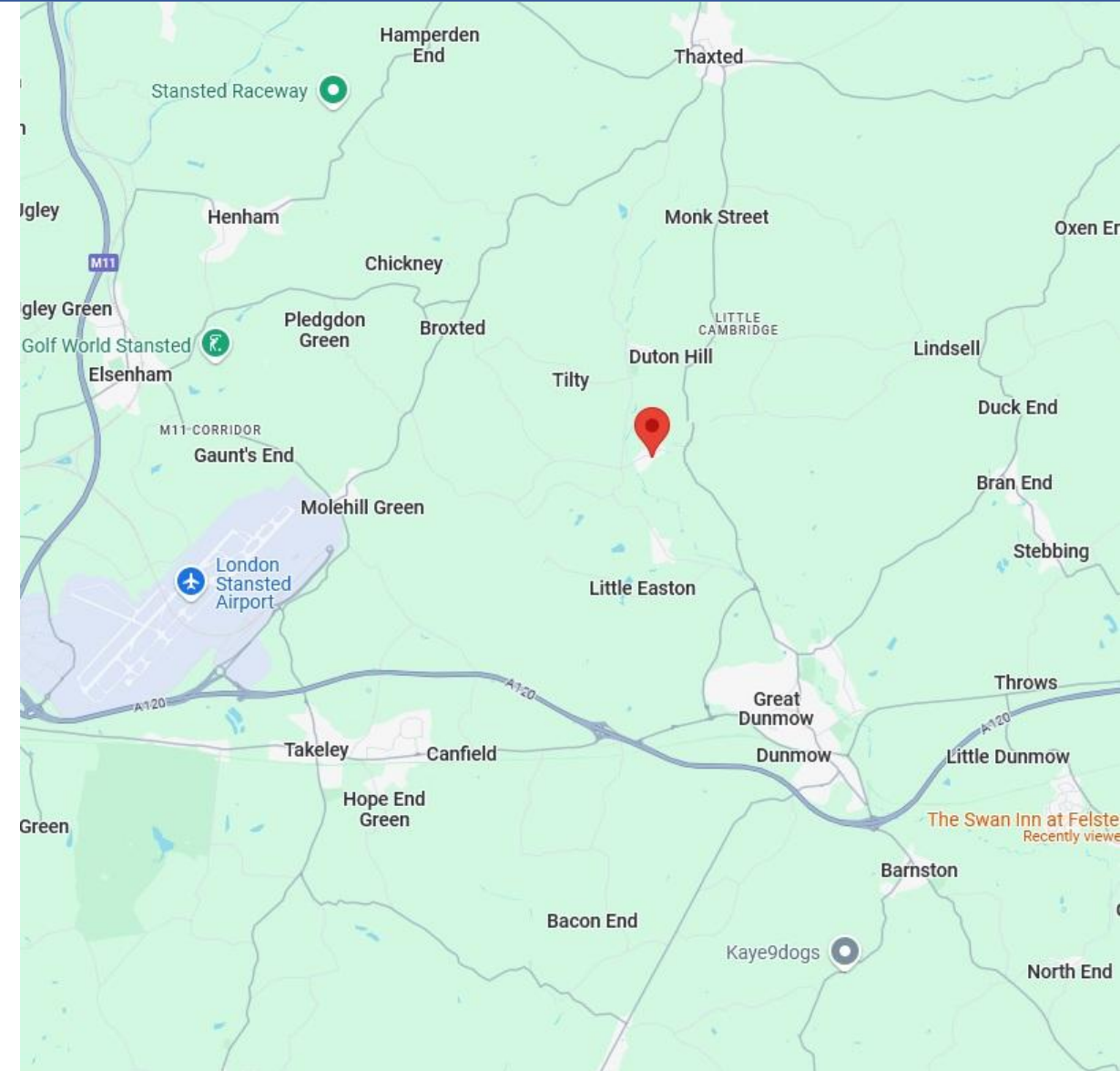
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Location:

Great Easton is a village and civil parish in the Uttlesford district in Essex, England. Great Easton village is about 2 miles north of Great Dunmow, and the village of Little Easton is about 1 mile to the south. The village benefits from good road communications being close to the A120 which links to the M11 (Junction 8) some 7 miles to the west. London Stansted Airport is approximately 6 miles east of the town via the A120.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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