

Queens Head

To Let

'Free of Tie' Rental OIRO £40,000 per annum (exc VAT)



Queens Head, 26 Churchgate Street, Harlow, Essex, CM17 0JT

AT A GLANCE

- NIL PREMIUM LETTING OF CHARACTERFUL TUDOR FREEHOUSE
- EXCELLENT LOCATION IN AFFLUENT AREA
- TRADITIONAL BAR AREA WITH PERIOD FEATURES
- TWO WELL-APPOINTED, SEPARATE PRIVATE APARTMENTS AT FIRST FLOOR LEVEL
- EXTENSIVE TRADE GARDEN AND DEDICATED PARKING
- RENTAL INCENTIVES MAY BE AVAILABLE, SUBJECT TO TERMS



Property

The Queens Head is predominantly a Tudor (early 15th century) timber framed and plastered, two-storey building under a pitched tiled roof. The building has a wealth of features associated with the period throughout.

The ground floor trade area comprises the main bar with timber panel servery and a mixture of fixed and loose seating, along with a separate dining room with open fireplace. In total these areas cater for c. 30 covers. The basement/lower ground floor cellar is accessed off the main bar, as are the female WCs. Male WCs are located off the dining room. The back of house includes a commercial trade kitchen with extraction, ancillary wash, prep and storage room, office and staff/accessible WC.

The private accommodation located at first floor level comprises two separate apartments, each with a staircase providing access. The accommodation above the main building consists of a living room, two double bedrooms plus recently refitted kitchen and bathroom. The second apartment has a living room, internal bedroom with store cupboard and recently fitted kitchen and shower room.

A gated driveway provides vehicular and pedestrian access to the trade garden, which is subdivided into a patio courtyard and 'beach bar' barbeque area. There are around 14 tables in total providing c. 56 covers. Beyond the trade gardens there is a dedicated parking area with space for c. 12+ vehicles. Located to the south side of the driveway there are timber stables and further storage outbuildings.

Planning

We are advised the premises is Grade II* Listed and falls within a Conservation Area. The relevant local authority is Harlow Council <https://www.harlow.gov.uk/>
Sale or supply of alcohol (on and off the premises) is permitted Monday to Saturday 11:00 - 23:00 and 12:00 - 22:30 on Sundays.

Rates & Charges

Rateable Value: £25,500

Council Tax: Band A

Measurements

The area of the site is 0.3 acres and the ground floor footprint (GEA) of the public house extends to 239m² (2,573ft²). Measurements are taken from digital mapping and are approximate. The area available for lease is marked in green.

Tenure

The property is available by way of a new 'free of tie' lease with an initial rent in the region of £40,000 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease.

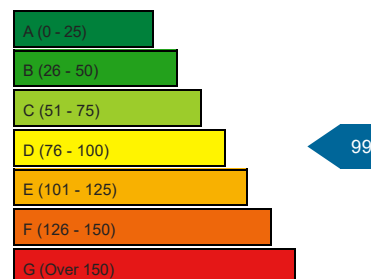
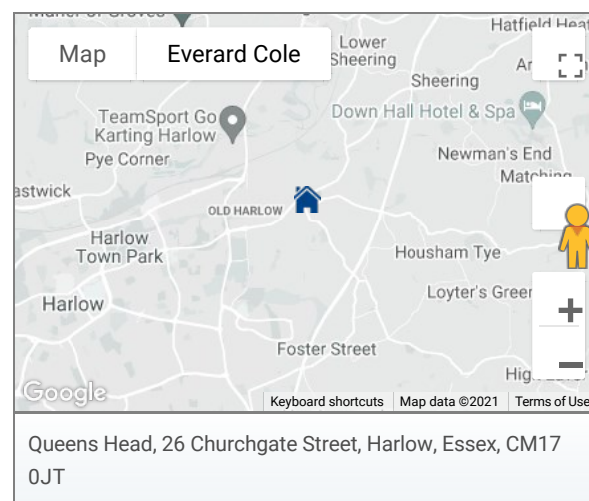
Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan.

Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, legal fees and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 3 months rent + VAT.

Location

Harlow is a town and district in the west of England. Situated on the border with Hertfordshire and London. The M11 motorway is located to the east of the district and it is also an outer part of the London commuter belt and employment centre of the M11 corridor which includes Cambridge and London Stansted to the North.

The Queens Head occupies a substantial site to the east of Old Harlow on Churchgate Street.



Viewing and Further Information



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