

01206 577667

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 **Whybrow**

FREEHOLD PUBLIC HOUSE FOR SALE – BRAINTREE, ESSEX



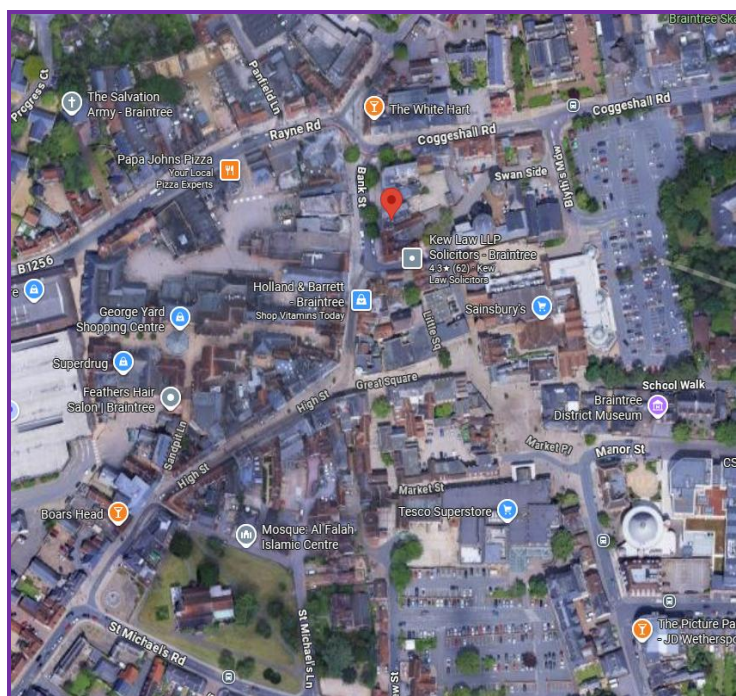
The Swan PH, 22-24 Bank Street, Braintree, Essex, CM7 1UL

Asking Price - £500,000

Location

Braintree is a growing Essex market town with a population of around 45,000. It enjoys excellent transport links due to its proximity of the busy A120 and around 15 miles west of Colchester and north of Chelmsford. There are direct rail links into London Liverpool Street with a journey time of around 1 hour and London Stansted Airport within 15 miles. The property is located within the Southern area of Braintree town, within a pedestrian route allowing easy access through to the High Street.

This is a Grade II listed building in a conservation area.



Description

A unique, Grade II* listed property currently non-trading and partially refurbished. The Property is within the Braintree Town Centre and Bradford Street conservation area and benefits from planning consent and Listed Building consent for conversion from pub to a high-end dining venue ("Ocean's Braintree"). The property also benefits from a tenanted 3-bedroom apartment space. An opportunity suitable for multiple end uses, subject to planning. Situated in the centre of Braintree, an attractive historic town benefiting from abundant local amenities and transport network provided by rail link, the A120 trunk road and proximity of Stansted Airport. Its central location benefits This property offers a unique opportunity to own a freehold public house with significant upside potential.

Accommodation

Basement	747 Sq. Ft
Ground Floor	1,687 Sq. Ft
First Floor	1,680 Sq. Ft
TOTAL	4,114 Sq. ft

Asking Terms

The property is available to purchase Freehold with full vacant possession. We are seeking offers in the region of

£500,000.

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Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The properties benefits include a class E restaurant. Interested parties are advised to contact Braintree District Council on 01376 552525

VAT

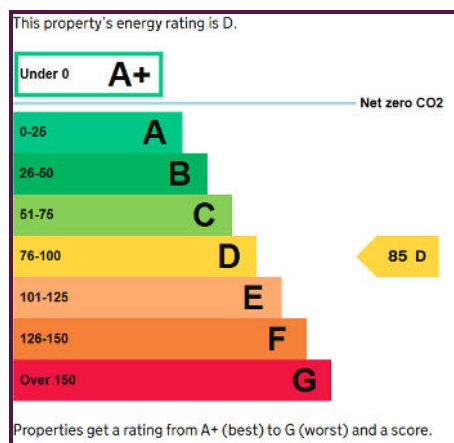
The property is not elected for VAT.

Business Rates

The property appears in the Valuation List with a Rateable Value of **£17,250**

Energy Performance Certificate

The property has an EPC rating of **85D**



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