

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Public House with
outbuildings and car park

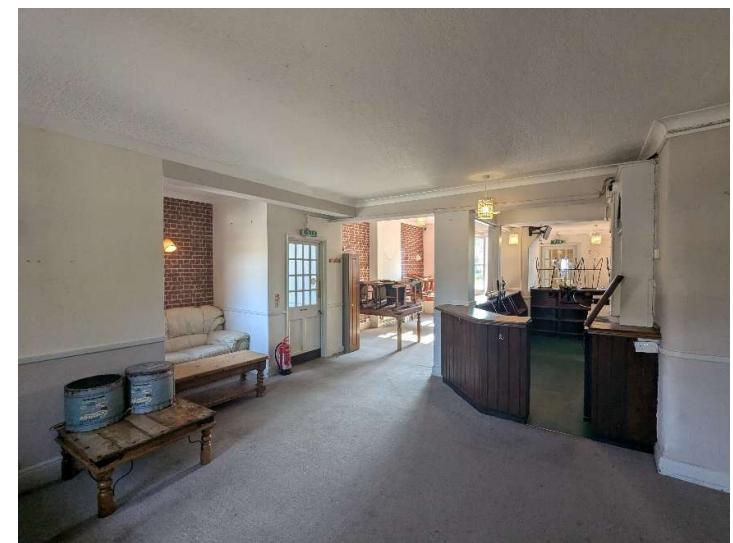
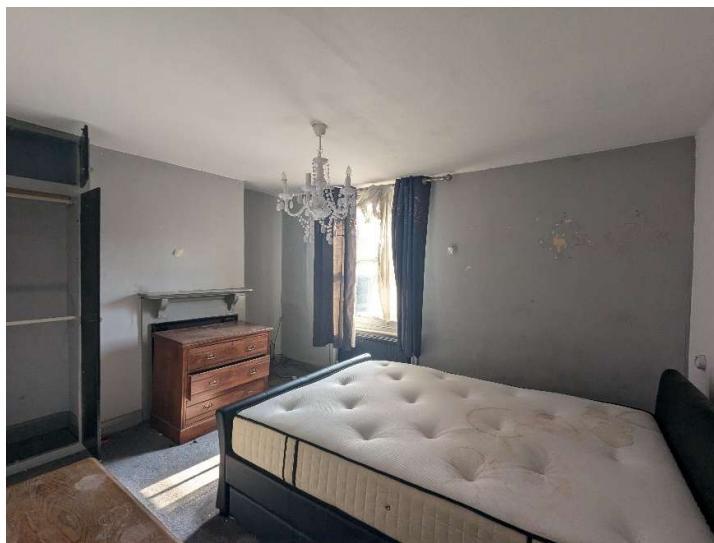
The Sportsman, 2 Scots Hill, Rickmansworth, WD3 3AD



ACCOMMODATION

	Sqft
Ground floor – Public House	1,670
Residential Flat	796
Ancillary building w/ Garage	1,267
Total	3,733

Disclaimer - All areas quoted are an approximate and should not be relied upon.



AMENITIES

- ✓ Wide road frontage
- ✓ Suitable for another commercial use, subject to change of use.
- ✓ Small car park
- ✓ Two forms of vehicular access

LOCATION

Prominently positioned at the top of Scots Hill which is a highly visible location to passing foot and road traffic. The premises are located within a small parade of retail shops which include an off-license, restaurant, takeaways and other retail offerings. There is also free customer parking bays in front of the retail shops to the right hand side of The Sportsman.

The M25 is approximately 2.3 miles from the premises and Croxley Green Station which is on the metropolitan line is approximately 0.6 miles on straight road from the property. Rickmansworth town centre which has a larger retail offering is approximately 0.9 miles.

DESCRIPTION

The Sportsman occupies a site area of 0.20 acres with access front and back. The Property comprises a mainly detached public house on the ground floor with two storey residential accommodation above. On the ground floor is a kitchen, bar area, W/C facilities, store rooms and the stairs leading down to a cellar. To the first and second floor is a two bedroom flat with a bathroom and two attic rooms on the second floor. Externally on the right hand side of the site is a single storey ancillary building which is partly converted into a modern office. The building also offers W/C facilities, a garage with storage room above and another room which is currently used for storage. There is on site parking for approximately 6 cars. To the rear of the public house is a garden area which offers a patio and a shingle garden. On the rear boundary is a wide metal gate which provides access to Windmill Drive for vehicles.

SALE

£825,000 for the freehold interest, subject to contract on an **unconditional basis only**.

RATES

The Valuation Office Agency (VOA) uses 'fair maintainable turnover' to value public houses. This is the annual income a reasonably efficient landlord could expect to achieve on a certain date. Any other use would be subject to normal valuation and will need reassessing.

VAT

We understand that VAT is not payable.

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