

TO LET

Public House with accomodation

3,744sq ft (347m) approx with a 3 Bedroom Residential Accomodation above

8 Main Road

St Lawrence, SouthMinster, CM0 7LY



*Fully fitted Public House

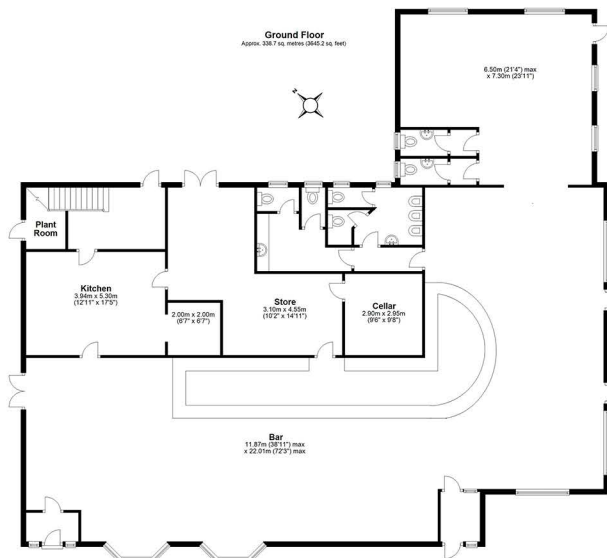
*Accomodation Above

*Next to busy Caravan Park

*Recently Renovated living accomodation

ROBERT
DEWAR
ASSOCIATES

01245 350160
www.robertdewar.co.uk



VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Maldon Council for verification of the rates payable.

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LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

James Dewar

Tel: 01245 350160

Email: jim@robertdewar.co.uk

Hugh Crayston

Tel: 01245 350160

Email: hugh@robertdewar.co.uk

LOCATION

The property is set in a rural location within the village of St Lawrence, adjoining the River Blackwater in Essex. The area draws in visitors from around the region who come to enjoy water sports and the variety of attractions such as Bradwell Marina, The Maldon Promenade Park, Maldon Barges, Madison Heights Family Entertainment Centre, Blackwater Leisure Centre and Burnham Golf Club.

DESCRIPTION

The property comprises a ground floor bar and restaurant with wc facilities and fully fitted Kitchen currently decorated with a nautical theme which is situated facing the road at the front of the caravan site which accommodates 191 plots over 15 acres. Fittings will be included, subject to a schedule of condition. There is a separate access to the first floor which provides a 3 bed spacious flat with separate living room, kitchen and bath room. Ample parking to available on site.

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

ACCOMMODATION

Public House 3,744 sq ft
(347sq m)

Residential 3 Bedrooms

TENURE

The property will be available on a new full repairing and insuring lease for a term to be agreed.

Rent:

£60,000pa inclusive of residential accommodation.



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ROBERT DEWAR ASSOCIATES 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB