



**SITUATION**

Located opposite the Clock Tower and The Pavilion precinct and being just a few yards from the pedestrian town centre. Nearby multiple retailers include **Costa Coffee, KFC, Café Nero, Boots, Halifax, Morrison’s Supermarket, Timpson** and **Ladbrokes**.

Hoddesdon is a market town located approximately 18 miles from central London, 8 miles north of Enfield and conveniently situated for the M25 and M11.

**PROPERTY**

An end of terrace Grade II Listed building comprising a **Public House with Cellar** and separate rear access to **Residential Accommodation** on the first floor. In addition, there is a single storey rear extension comprising **3 Self-Contained Studio Flats**, Laundry Room & Store, Beer Garden for seating approx. 50 and a Yard for Parking 4 cars, all of which can be accessed from Bell Lane.

**VAT is payable in respect of this Lot (TOGC available)**

**FREEHOLD**

**£50,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the ‘Notice to all Bidders’ page

**ACCOMMODATION**

**Ground Floor Pub**

|   |                     |
|---|---------------------|
| Gross Frontage  | 73'8"               |
| GIA to incl. Bar, Function Room, Former Kitchen & WCs | Approx. 2,200 sq ft |
| Cellar GIA  | Approx. 270 sq ft   |

**First Floor (see Note 1)**

|                                  |                     |
|----------------------------------|---------------------|
| 8 Bedrooms & 2 x Bathroom/WC GIA | Approx. 1,510 sq ft |
|----------------------------------|---------------------|

**Plus Rear Ground Floor**

|                                   |                   |
|-----------------------------------|-------------------|
| 3 Self-Contained Studio Flats GIA | Approx. 640 sq ft |
| Laundry Room & Store GIA          | Approx. 190 sq ft |

**Total GIA**

**Approx. 4,810 sq ft**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **G. Kerry and K.S. Read** as a **Public House** for a term of 21 years from 25th July 2011 at a current rent of **£50,000 per annum** exclusive

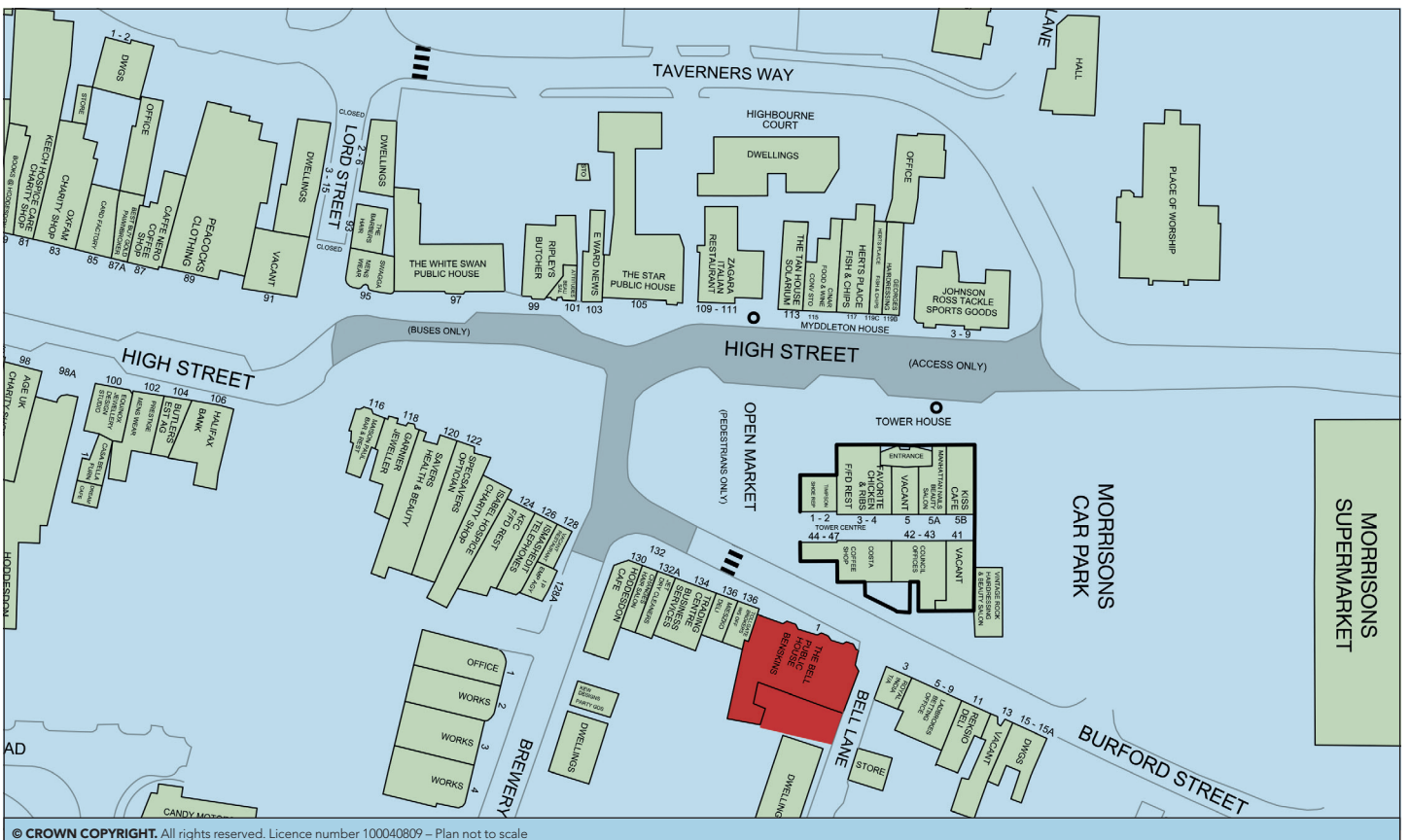
**Rent Reviews 2014 (Outstanding) and 3 yearly.**

**Note 1: Planning Permission was granted on 23/12/08 (now lapsed) by Borough of Broxbourne for the “conversion of first floor from 8 bed-sits to 3 one bed flats.”**

**Note 2: All of the Residential Accommodation is sub-let on a daily basis.**

The Bell Inn, 1 Burford Street,  
Hoddesdon,  
Hertfordshire EN11 8HP

LOT 6



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**VENDOR'S SOLICITORS**  
Druces LLP – Tel: 020 7638 9271  
Ref: Ms Suzanne Middleton-Lindsley – Email: esml@druces.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts