WTS
PROPERTY CONSULTANTS

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FOR SALE FREEHOLD – GUIDE PRICE: £495,000 + VAT

BRIDGEWATER ARMS, LITTLE GADDESDEN, BERKHAMSTED, HERTFORDSHIRE, HP4 1PD

- Large Grade II listed roadside pub located in the picturesque village of Little Gaddesden in Hertfordshire
- Situated within close proximity to the renowned Ashridge Estate, which attracts approximately 1.7 million visitors annually
- Extensive internal trading areas which can accommodate around 110 covers
- The pub's Gross Internal Area is around 4,946 sq ft and it sits on a plot size amounting to around 1.12 acres
- The property will appeal to local and regional public house and restaurant operators

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6 Bennetts Hill, Birmingham, B2 5ST
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RICS

Location

Little Gaddesden is an affluent village and civil parish in Hertfordshire, located approximately 5 miles north of Berkhamsted and 7 miles east of Tring. Situated within an Area of Outstanding Natural Beauty (AONB) and a designated conservation area, the village offers a picturesque setting with excellent transport links. It benefits from convenient access to the B440, B4506 and the A41 which connects to the M25 and M1 motorways.

The village offers a strong range of amenities including a primary school, pre-school, village shop and post office, village hall, recreation grounds, church and excellent outdoor leisure opportunities with direct access to the surrounding Ashridge Estate (5,000 acre estate owned by the National Trust) and Chiltern countryside, renowned for woodland walks, cycling, riding and bluebell woods.

The Bridgewater Arms occupies a prominent roadside position fronting Nettleden Road. It is surrounded by a number of residential dwellings, the village shop and post office and open countryside.

Property Description

The Bridgewater Arms is a large part three-storey Grade II listed detached property of brick construction beneath a variety of roof types with a number of additions.

Accommodation

The ground floor comprises of various interlinking trading areas that can accommodate around 110 covers and a large central servery. They are furnished and decorated in a traditional style throughout and benefit from retained period features, including exposed beams and log-burning/open fires.

Ancillary areas include customer WC's (including disabled), good sized catering kitchen and pot wash area, beer store, bottle store and a number of storage areas. The basement comprises two storage rooms. The first floor comprises the manager's flat which includes three bedrooms, lounge, kitchen, bathroom and a store room.

There are 9 residential flats known as "Bridgewater Court" arranged over part of the ground floor and the first and second floors of the building as well as 11 garages at the rear of the site, which have been sold off on long leases. The flats benefit from a large communal garden.

Externally, there is a grassed trade garden at the side of the pub which can accommpdate around 70 covers, car parking for around 28 vehicles which is located opposite the pub and an outbuilding to the rear of the property which includes an office and two storage areas.

The pub's Gross Internal Area is around 4,946 sq ft and it sits on a plot size amounting to around 1.12 acres.

Tenure

Freehold. The property is held under Title Number HD276337 and the Title Plan is included on page 5. There are multiple ROWs through the site. Title Documents will be shared with seriously interested parties.

There are 9 residential flats within the freehold title which have been sold off on long leases. Further details are available on request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed and is located within the Little Gaddesden Conservation Area and an Area of Outstanding Natural Beauty. For further information, please contact the local authority.

Services

We understand the property is connected to mains electricity, water, drainage and gas. Any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Stock in Trade

The stock in trade is to be purchased additionally and at valuation to include dry and wet stocks and trade glassware.

TUPE

TUPE regulations may apply.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £40,000 with effect from 1st April 2026. The domestic accommodation is within Band C for Council Tax purposes.

VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

EPC

An EPC is not required due to the property's listing status.

Virtual Tour

https://my.matterport.com/show/?m=pBG1m7rUhxW&help=1&gt=1&ts=1

Viewings

The site is currently trading under management and therefore all viewings must be strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

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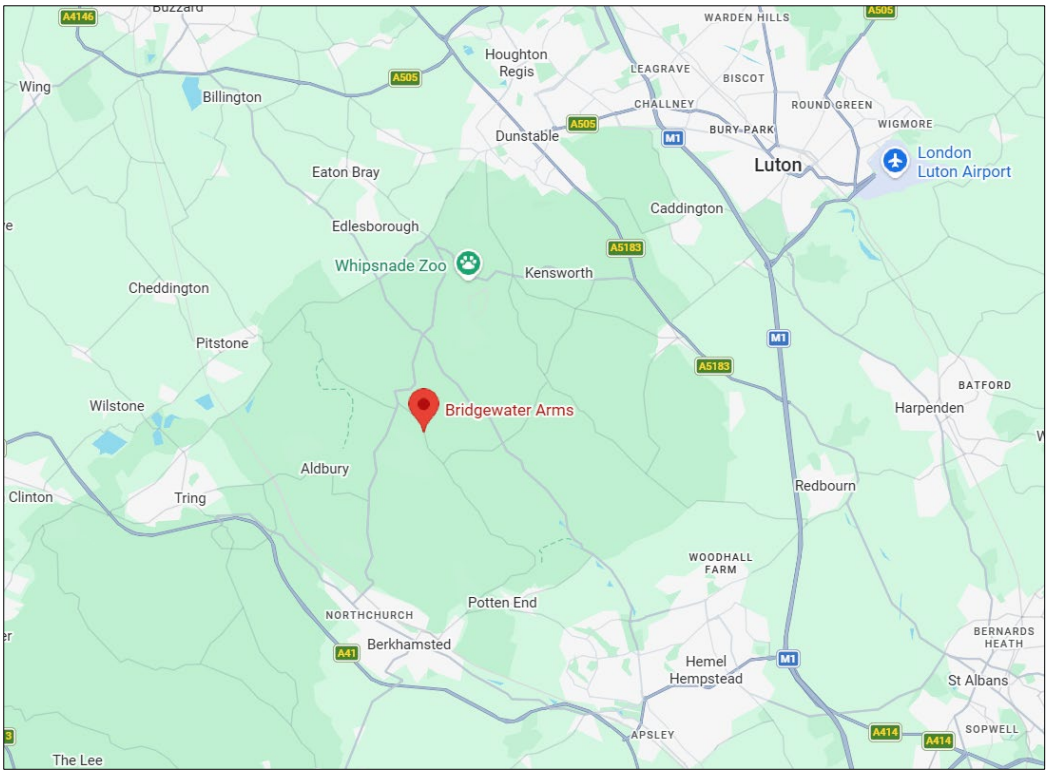
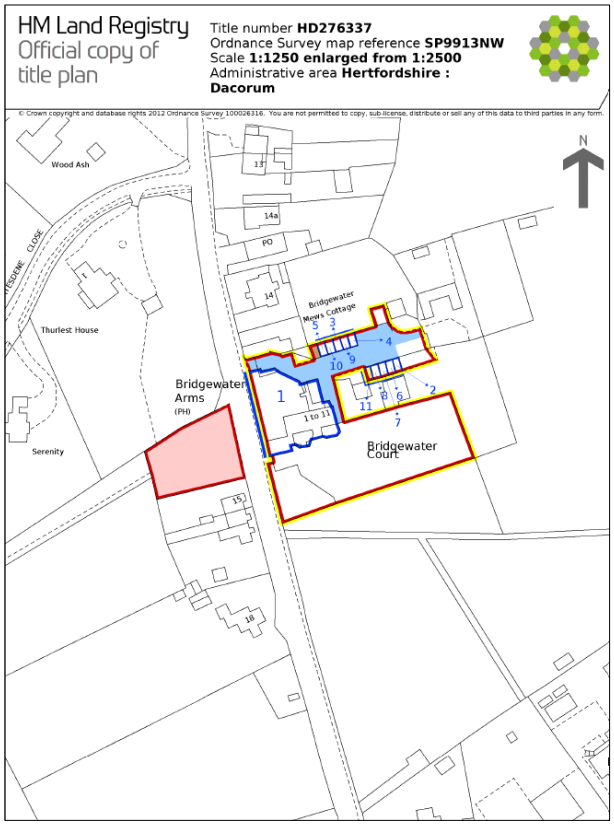
Location Plan



Title Plan



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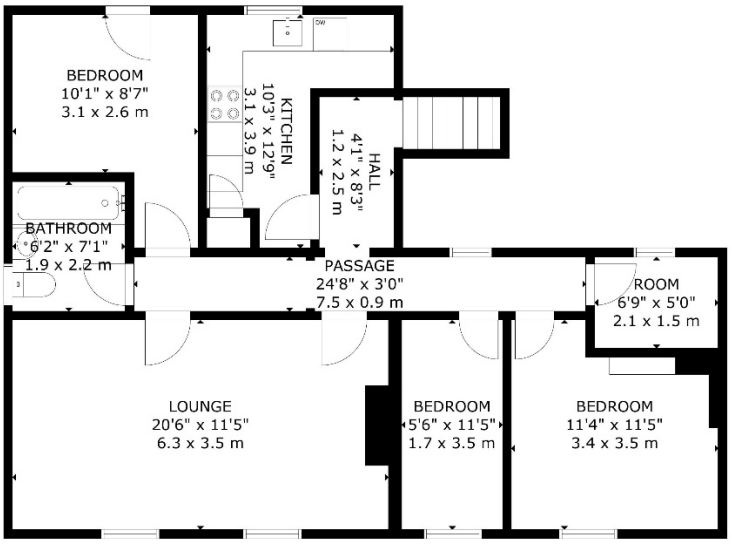
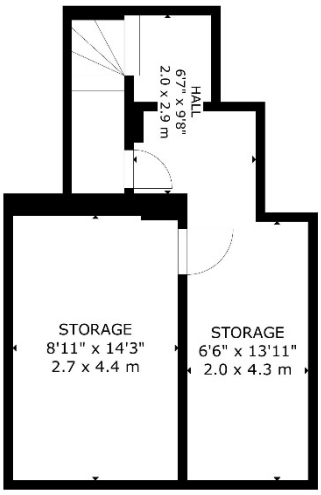
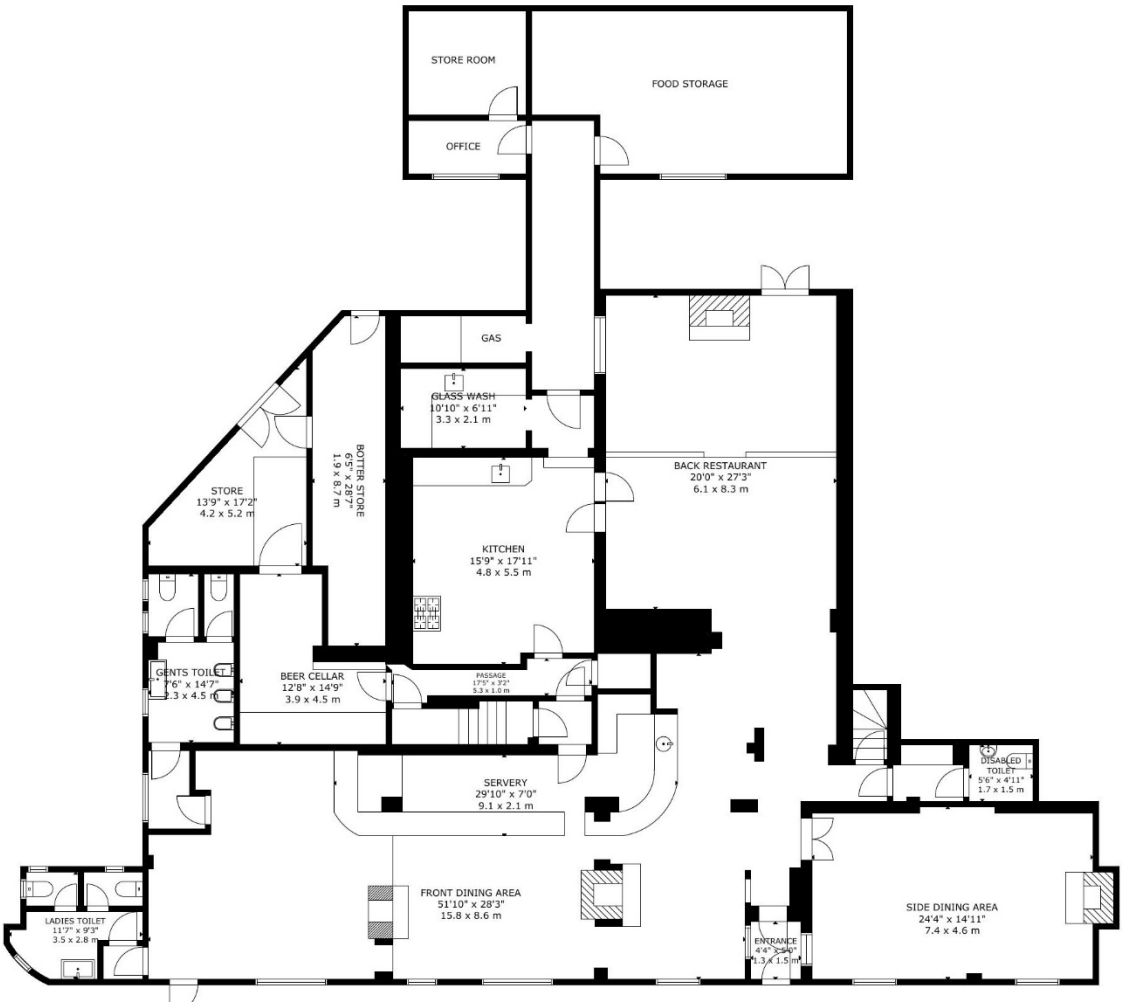




GROSS INTERNAL AREA
TOTAL: 490 m²/4,966 sq ft
BASEMENT: 10 m²/106 sq ft, GROUND FLOOR: 346 m²/3,753 sq ft, FIRST FLOOR: 84 m²/907 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Important notice
These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

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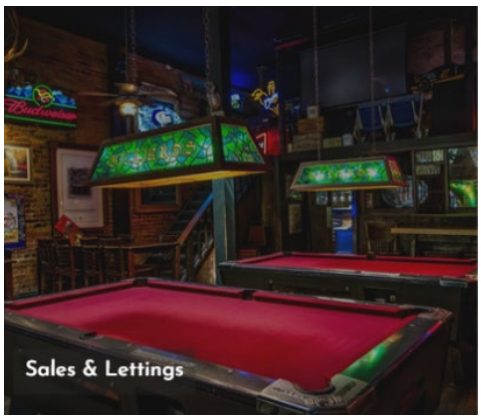

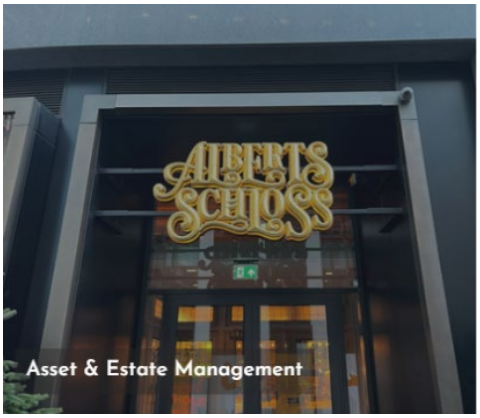

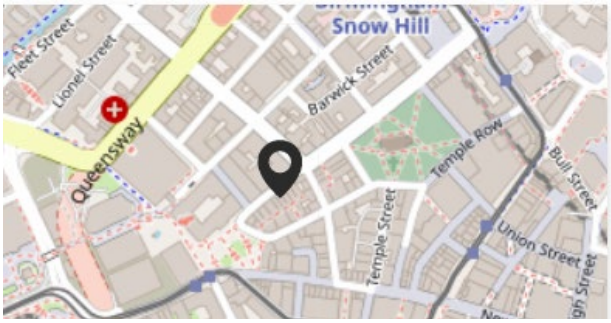

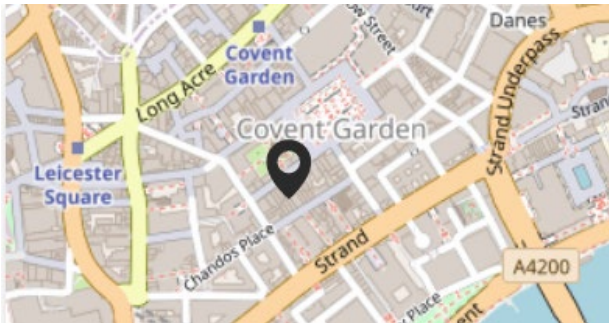

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