

FREEHOLD PROPERTY FOR SALE IN BARKING

**THE JOLLY FISHERMAN, 104-108 NORTH STREET, BARKING, ESSEX, IG11 8LA**

(Historic Photo)

- Surrounded by predominately residential accommodation.
- Total site area approximately 450 sq m (4,842 sq ft).
- Less than 500 metres from Barking Train Station – 14 minutes journey time into London Fenchurch Street.
- Development potential (subject to obtaining the necessary consents).

FREEHOLD – with vacant possession upon completion**UNCONDITIONAL OFFERS INVITED** (plus VAT if applicable)**SUBJECT TO CONTRACT** sole selling rights

LonF600

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com**Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS**

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Location

The amenities of Barking Town Centre and Barking Train Station (District Line, Hammersmith & City Line, London Overground Line and C2C Rail Services) are located less than 500 metres to the south east. It falls within an area administered by the London Borough of Barking & Dagenham and lies approximately 12 kilometres (7 ½ miles) east of the City of London. The town centre has undergone a substantial regeneration in recent years.

It fronts North Street near its junction with North Relief Road/Gurdwara Way (A124). The surrounding area comprises predominantly residential accommodation. The fastest journey time from Barking Station into the City (Fenchurch Street Station) is just 14 minutes via C2C railway services. The A406 North Circular Road lies circa ½ kilometre to the south west and the A13 Alfreds Way lies approximately 1 ½ kilometres to the south.

Location plans are attached.

Description

The pub is constructed over two storeys beneath a pitched slate tiled covered roof above part basement. There is a trade garden to the side.

Ground floor Open plan, decorated in a traditional style fitted with a single side servery and carpet flooring and perimeter seating. A set of male and female customer wc's are located to the rear of the trading area. A kitchen and storage area lie to the rear.

First floor Three rooms, kitchen and a bathroom with wc.

Basement Cold beer store and general ancillary storage area.

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

Ground floor	190 sq m (2,044 sq ft)
First floor	62 sq m (667 sq ft)
Basement	42 sq m (452 sq ft)
Total	294 sq m (3,163 sq ft)

Using the online Promap measuring system the building footprint and site area are calculated to be: -

Pub Building Footprint	205 sq m (2,205 sq ft)
Total Site Area	450 sq m (4,842 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 12:00 noon until 12:30 am on Sunday, from 11:00 am until 12:30 am on Monday to Thursday and from 11:00 am until 1:30 am on Friday and Saturday.

Planning

From verbal enquiries of the London Borough of Barking & Dagenham it has been established that the property is not listed as being of Special Architectural or Historical Interest and nor does it lie within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £4,600 with effect from 1st April 2017.

EPC

The property has an EPC rating of 'D' 79.

Basis of Sale

Unconditional offers are invited for the freehold interest with vacant possession upon completion. (VAT will be payable in addition to the purchase price).

Viewings & Further Information

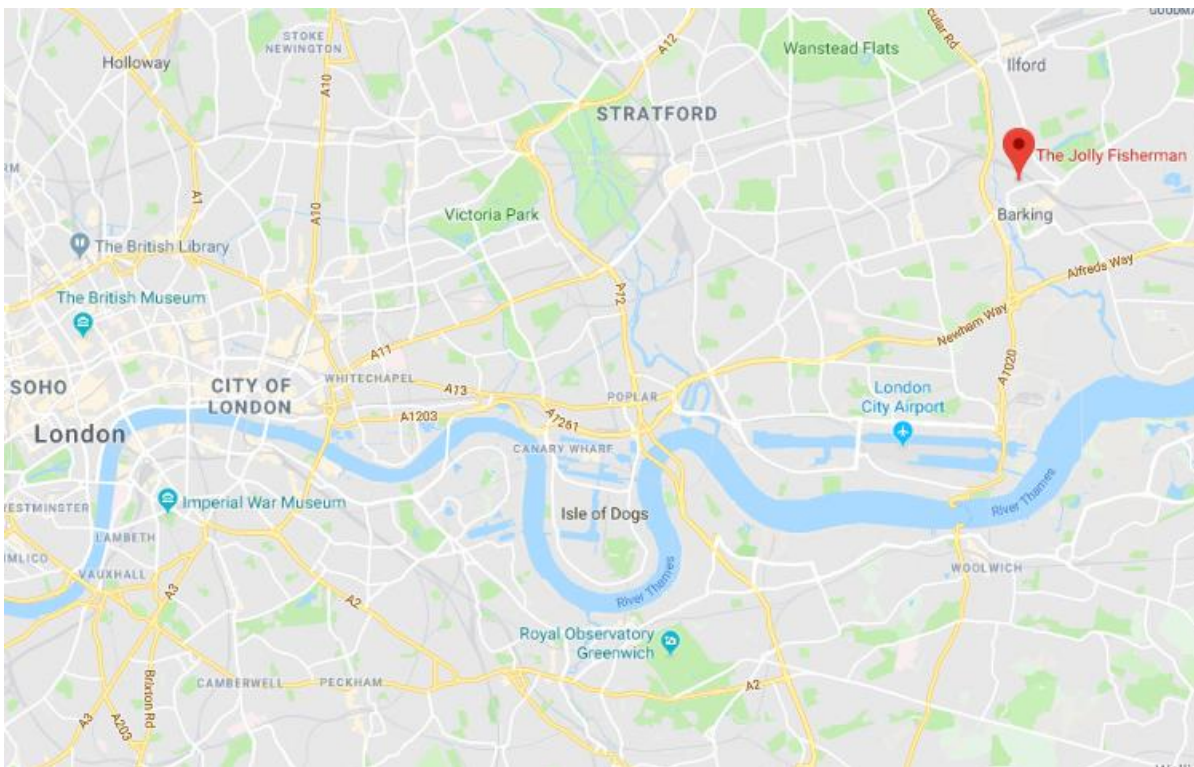
Prospective purchasers are requested to undertake discrete customer inspection in the first instance. Please do not engage in conversation with any customers or staff regarding this sale. For further information or to organise a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or email: panayiotis.themistocli@agg.uk.com.

Site Plan



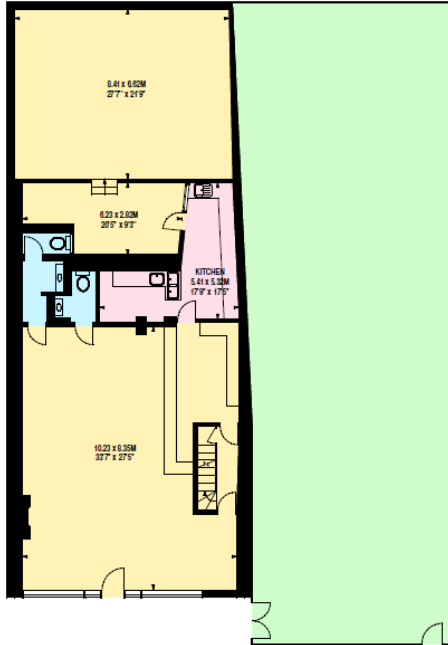
Not to scale - Provided for indicative purposes only.

Location Plans

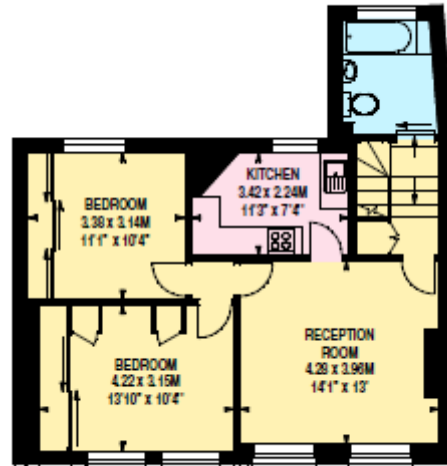


Floor Plans

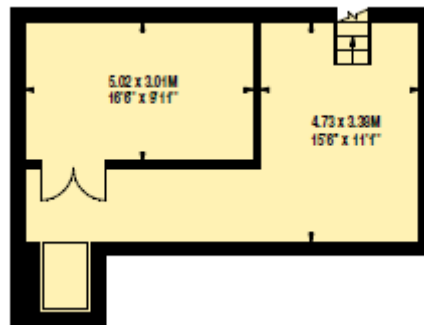
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Ground Floor



First Floor



Basement