

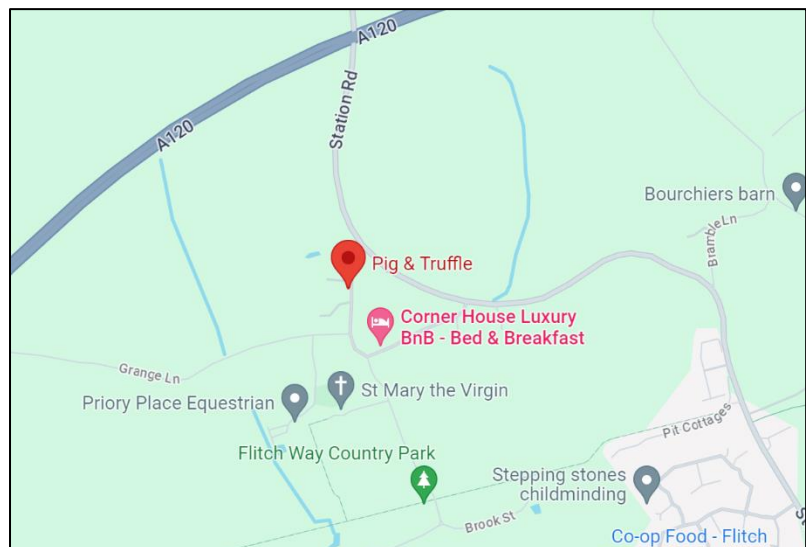


Pig & Truffle, The Street, Little Dunmow, Essex CM6 3HT

Summary

- Freehold / Leasehold
- Sui Generis Use
- Free of Tie
- Outside Area
- 3 hotel rooms

Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffery Lyons: dcl.co.uk

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Location

The Property is located in Little Dunmow, a village situated in the Uttlesford district in Essex. It is located 3 miles south-east of the town of Great Dunmow. The property is located on The Street a road off of Station Road which is connected by the A120 towards Braintree. The property is located near to Flich Way Country Park and the surrounding occupiers are formed almost exclusively of residential dwellings.

[Google Street View](#)



The Property

The Property is a two-storey building of brick construction under a pitched tiled roof. The ground floor comprises of a 60-cover restaurant and private dining room for 24 covers. To the first floor are three boutique hotel rooms, all with ensuite bathrooms. To the rear of the property is an outside patio area for approximately 30 covers.

Tenure

Freehold/leasehold.

Terms

The Freehold of the property is available.

Or

By way of a new 15–20-year lease, subject to five yearly rent reviews, contracted inside the Landlord & Tenant Act 1954.

Price / Rent

Offers Invited



Licensing

There is a Premise Licence in place allowing for the sale of alcohol at the following times:

Monday to Thursdays	11:00am to 23:00pm
Fridays and Saturdays	11:00am to 00:00am
Sunday	12:00pm to 11:00pm

Planning

The premises benefit from Sui Generis Use.

Rateable Value

The current rateable value is £22,500, from 1 April 2023.

EPC

An EPC has been commission and can be provided upon request.



Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.