FOR SALE

Former Public House & Rear Parking

Potential Development Opportunity (*Subject to Planning)
0.63 Acres (0.25 Hectares)

39 KING STREET

Stanford-Le-Hope, Essex, SS17 0HJ



- Potential for range of alternative uses*
- Former public house
- Town centre location
- Walking distance to Stanford-le-Hope railway station (C2C)
- Cleared site to rear
- Freehold

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION

The former New Courthouse public house is located on King Street in Stanford-le-Hope town centre, opposite the junction for High Street. The immediate area comprises retail, residential and mixed commercial property. Stanford-le-Hope railway station is approx. 0.5 miles to the south west (London Fenchurch Street approx. 25 mins). Via Southend and the Manorway there is vehicular access to the A13 (Manorway Junction).

DESCRIPTION

The property comprises a self-contained public house building providing bar areas with kitchen, W/C's and first floor accommodation. The building has been cleared and is in generally poor order. The site area, totals approx. 0.63 acres (0.25 ha) and is of a generally regular shape with a further area to the south west boundary. The site has been mostly cleared and has a single access from King Street.

ACCOMMODATION

Public house (unmeasured)	10,500 sq. ft. (975 m²)
Total site area	**0.63 Acres (0.25 Hectares)**

The above floor areas are approximate and have been measured on a gross internal basis.

PLANNING

Whilst we understand that as a (former) public house the property has Sui Generis planning use (formerly A4 use) interested parties are advised to make their own enquiries of Thurrock District Council's planning department.

TENURE

The property is offered for sale freehold. Whilst an unconditional sale is preferred, the vendor will consider conditional sales. Further details upon application.

PRICE

On application.

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 via Thurrock District Council/Valuation office.

EPC

An EPC has been commissioned.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Tim Collins
Tel: 01245 342042 / 07720 806194
Email: tim.collins@kemsley.com

Mike Lawrence
Tel: 01245 358988 / 07976 562922
Email: mike.lawrence@kemsley.com

Chris Cornhill (Basildon office)
Tel: 01268 290298 / 07342 038292
Email: chris.cornhill@kemsley.com

Ref: AC3048/10.26/TAC

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.









KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.