paulwallace commercial
01992 440744
enquiries@pwco.biz

THE CROOKED BILLET, 38 MIDDLE STREET, NAZEING, ESSEX, EN9 2LD









A RENOWNED ROADSIDE PUBLIC HOUSE

CIRCA 1,755 SQ FT ON 0.3 ACRES

FOR SALE FREEHOLD WITH VACANT POSSESSION

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LOCATION:

The Crooked Billet stands on the southern side of Middle Street approximately 240 yards from it's junction with North Street in the very centre of Nazeing which is due east of Broxbourne via the Nazeing New Road and from where there is connectivity through to the A10 at Turnford and/or Hoddesdon. In turn the A10 connects with junction 25 of the M25 due south.

Harlow is to the north east via either Bumbles Green or Sedge Green from where is access through to the M11 and London Stansted International Airport.

There is a strong terrace of neighbourhood retail within 400 yards including newsagent, hair & beauty, pharmacy, post office, bakery, general convenience and café. Nazeing Golf Club is within 1 mile to the east.

Neighbourhood retail parade	-	350 yards
Broxbourne rail station	-	1.6 miles
Hoddesdon town centre	-	3 miles
Turnford/A10	-	4 miles
Waltham Abbey	-	5 miles
Harlow	-	6 miles
Waltham Cross/Junction 25, M25	-	10 miles



THE POTENTIAL:

* **Ongoing public house user**

* **Existing sui generis planning use (old class A4)**

* **Currently wet sales only so scope to significantly expand into food/ restaurant**

* **May suit alternative commercial uses to include retail, restaurant and other uses STPP**

* **May suit residential led redevelopment with extension/addition STPP**

* **The building is not listed on www.historicengland.org.uk**

* **The building is not listed as an Asset of Community Value on the Epping Forest District Council website**

* **Low rateable value - up to 100% rating relief may apply**

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DESCRIPTION:

A detached non listed public house with 1 bed residential accommodation above on a total plot of circa 0.3 acres or thereabouts.

115' main road frontage

155' max site depth

Ground floor	-	1,107 sq ft
First floor	-	432 sq ft
Cellar	-	216 sq ft
Total	**-**	**1,755 sq ft**
Total Plot Size	**-**	**0.3 acres**

All floor areas and dimensions are approximate.

* Fully detached building
* Parking for minimum 20 vehicles
* Rear terrace and gardens
* Fire and security systems (untested)
* Secure flank and rear boundaries
* All incoming utilities - drainage, water, gas, electric and communications

The ground floor accommodation consists of two principle bar room areas, kitchen, prep, office and toilets.

There is rear pedestrian access out onto the terrace and down into the fenced garden.

There is a fully operational basement cellar.

There is internal access up to the first floor 1 bedroom flat which is clean and tidy with gas fired central heating serving radiators.

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POSSESSION: Full vacant possession at the time of completion.

PLANNING: There is no identifiable listing at www.historicengland.org.uk.

There is no identifiable listing as an Asset of Community Value on the Epping Forest District Council website.

The buildings and site may suit the expansion of the current pub and restaurant business with owners residential accommodation above.

The buildings and site may also be suitable for alternative uses subject to planning application and confirmation via the Local Planning Authority (Epping Forest District Council).

These uses may include retail, café/restaurant, nursery school/creche, educational, doctors/dentist, medical and residential.

Without reference to the LPA it is considered there may be the possibility of small scale new build development within the rear car park.

TERMS: Freehold with vacant possession.

For those looking to continue with the pub trade then all fixtures & fittings are available via separate negotiation.

PRICE: Unconditional offers invited in the region of £725,000, subject to contract only.

VAT: Not applicable.

EPC: Green 59C.

RATEABLE VALUE: We are informed upon a rateable value of £10,000 with effect 1 April 2026. Up to 100% ratings relief may be available although interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS: Each party are to be responsible for their own legal costs.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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