

THE YEW TREE PUBLIC HOUSE, 57 HIGH STREET, WALKERN, HERTS, SG2 7NX



A VACANT PUBLIC HOUSE WITH FIRST FLOOR RESIDENTIAL ACCOMMODATION & LARGE CAR PARK TO THE REAR

ONGOING USE OR DEVELOPMENT OPPORTUNITY

FREEHOLD FOR SALE

www.paulwallace.co.uk

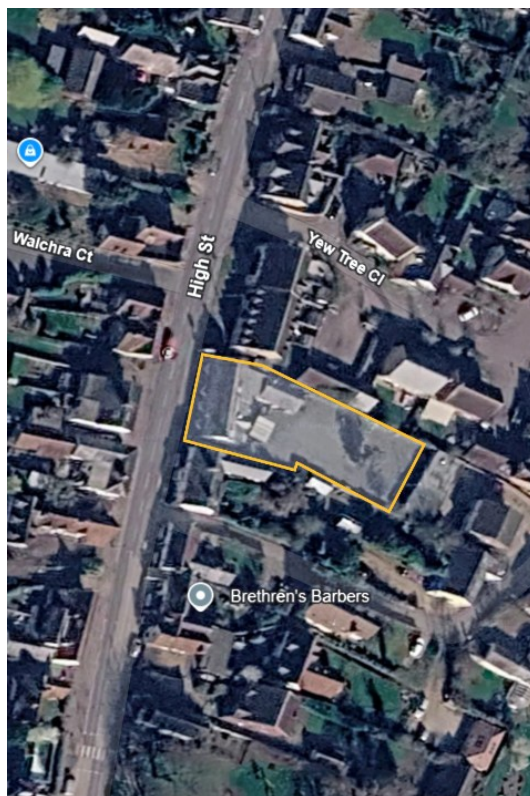
LOCATION:

The Yew Tree stands on the eastern side of Walkern High Street just over 100 yards along from Budgens & Post Office and 280 yards from the Pace petrol filling station.

Other occupiers in the village include the barbers at number 69, photography studio, The White Lion public house, Mulberrys café and showrooms and the Brewery Tea Rooms.

Walkern itself is situated approximately 1.2 miles due east of Stevenage and approximately 7 miles west of Buntingford.

Buntingford	-	7 miles
Baldock	-	8 miles
Hertford	-	10 miles
A10 at Buntingford	-	10 minutes
A1 at Stevenage	-	5 miles/10 minutes
Main line rail network	-	5 miles
London Luton International Airport	-	16 miles



AT A GLANCE:

- * **Busy Hertfordshire village**
- * **Public house to be sold freehold with vacant possession**
- * **ACV (Asset of Community Value) process expired**
- * **Licensed premises**
- * **Ground floor public house and restaurant areas**
- * **First floor residential**
- * **Outbuildings**
- * **Large rear car park**
- * **Total built space circa 2,623 sq ft**
- * **Total site area circa 0.21 acres**
- * **For sale freehold**
- * **£425,000, subject to contract**
- * **The building is not listed on the Historic England website**

DESCRIPTION:

A non listed detached building principally arranged over the ground and first floors with rear single storey parts and outbuilding.

The building was previously under long term public house use with the ground floor given over to the bar, restaurant, kitchen and customer toilets with self contained residential accommodation above. There is a rear store/garage and cellar areas.

The whole sits on an approximate 0.21 acre site with defined boundaries.

Ground floor	-	1,687 sq ft
First floor	-	720 sq ft
Cellar	-	216 sq ft
Total	-	2,623 sq ft
Site area	-	0.21 acres

All floor areas and dimensions are approximate.



POSSESSION:

Vacant possession of the whole.

PLANNING:

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

The property was registered as an ACV (Asset of Community Value) which has expired.

The buildings and site may be suitable for alternative uses subject to application and confirmation via the local planning authority (East Herts 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:	For sale freehold on an unconditional basis only. Conditional subject to planning offers will not be acceptable.
PRICE:	£425,000 subject to contract only.
VAT:	TBA.
RATEABLE VALUE:	We are informed upon a rateable value of £11,000 with effect 1 April 2026. Up to 100% ratings relief may apply but interested parties are advised to verify this information at www.gov.uk/find-business-rates .
EPC:	To follow.
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.

C4969



MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition