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FOR SALE FREEHOLD – GUIDE PRICE: £695,000 + VAT

RED LION, MAIN ROAD, MARGARETTING, CHELMSFORD, CM4 0EQ



- Attractive country pub in the scenic village of Margaretting, with c. 80 internal covers.
- Well-presented, large beer garden and terraced drinking area to side and rear.
- Prominent roadside position with parking for c. 40 vehicles.
- Generous site size of 2.107 acres.
- Alternate use potential, subject to obtaining the necessary consents.
- Likely to be of interest to independent, regional and national licensed restauranteurs and pub operators and local investors.

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Location

Margaretting is a small village in the Chelmsford district of Essex, situated approximately 4 miles west of Chelmsford and 2 miles east of Ingatestone. The village benefits from good road connections, with the B1002 providing access to the surrounding settlements and the A12 offering connections towards Chelmsford, Brentwood and London. Ingatestone railway station is located approximately 2 miles to the east, providing regular services to London Liverpool Street and destinations across Essex. Local amenities include a primary school, village hall with a wider range of retail and leisure facilities available in nearby Chelmsford and Ingatestone.

The Red Lion is situated on the Main Road on the southern edge of Margaretting, occupying a prominent position along the historic route between London and Colchester. The surrounding area is predominantly rural in character, comprising established residential properties, open countryside and neighbouring village amenities.

Property Description

Traditional two storey public house of brick construction beneath a pitched tiled roof. There are a number of single storey extensions and outbuildings to the rear and side.

The property sits on a plot size of 2.107 acre.

Accomodation

The ground floor comprises a traditional open plan bar / dining area, with seating for c. 80 people serviced by an L-shaped bar.

Ancillary accommodation comprises of a fully equipped commercial kitchen, separate pizza oven, customer WCs, and beer cellarage and various stores.

The first floor provides a two-bedroom flat, with bathroom, lounge and kitchen area.

Externally, there is a well-presented beer garden, including a brick built BBQ under a stretched canopy, alongside a large grassed area. ***Note the BBQ area does not form part of the sale but is potentially available by way of separate negotiation with the current tenant.***

There is car parking for c. 40 vehicles.

There is a standalone brick built garage within the car park.

The sale also includes the adjoining field which is currently under a licence to the local primary school.

Tenure

Freehold. The property is held under Title Number EX770773 and the Title Plan is included on page 6.

Part of the site is subject to a license with the local primary school. This agreement is available on request.

Planning & Development

The public house is a Grade II Listed building which lies within the Margaretting Conservation Area. The site is 100% within the Greenbelt and is partially within Flood Zones 2 and 3, coverage shown on page 7.

For further information please contact the local authority.

https://www.chelmsford.gov.uk/planning-and-building-control/

Services

We understand the property is connected to mains electrics and uses calor gas for the kitchen and heating. Prospective Purchaser's need to rely on their own enquiries.

Premises Licence

It is understood that the property currently possesses a Premises Licence. A copy is available upon request.

Fixtures & Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the landlord and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £25,750 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band E. A copy is available upon request.

Viewings

All viewings strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



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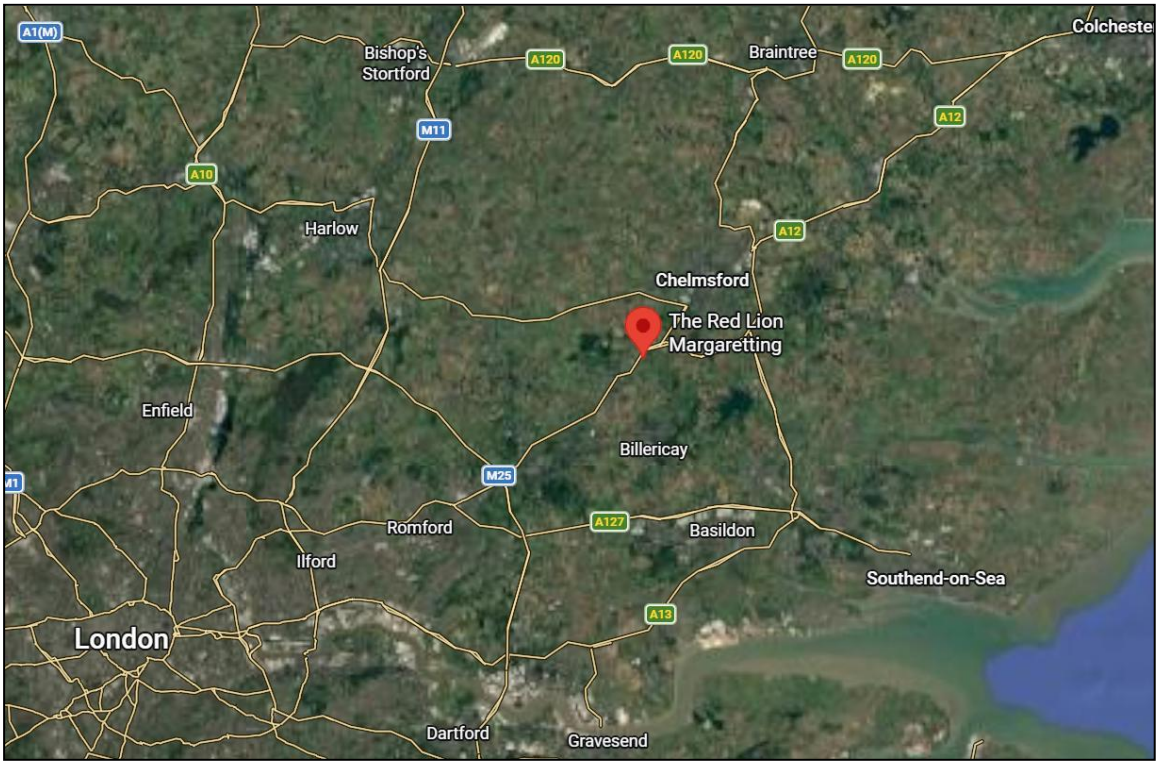
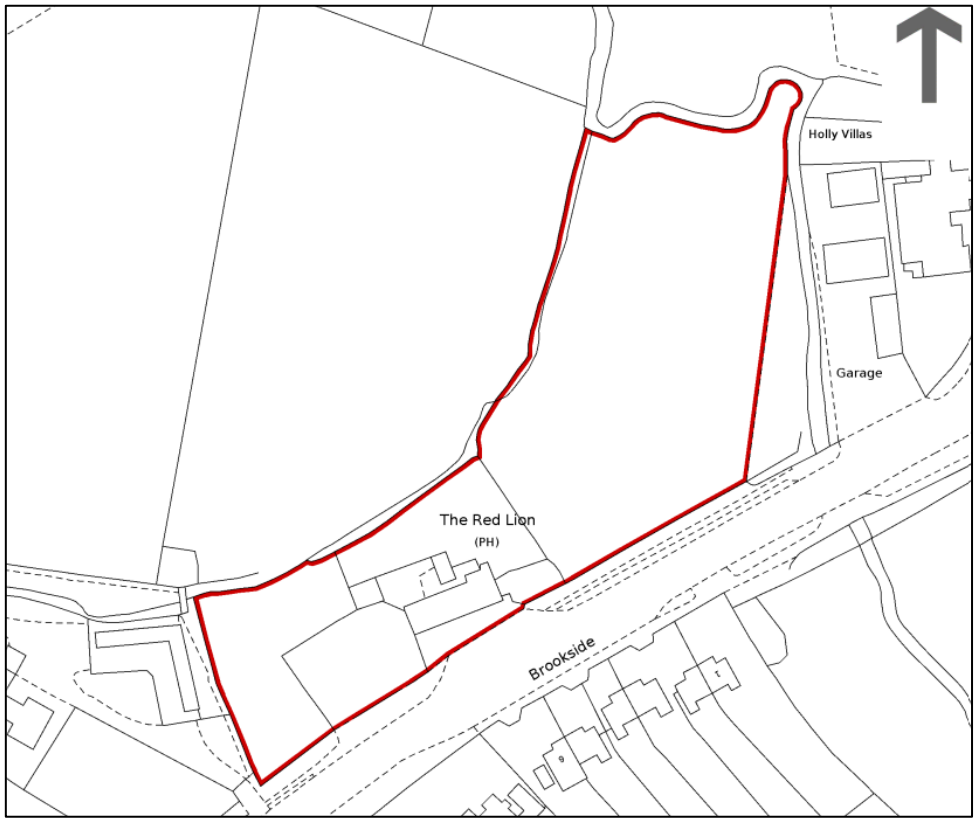
Location Plan



Site Plan



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Important notice
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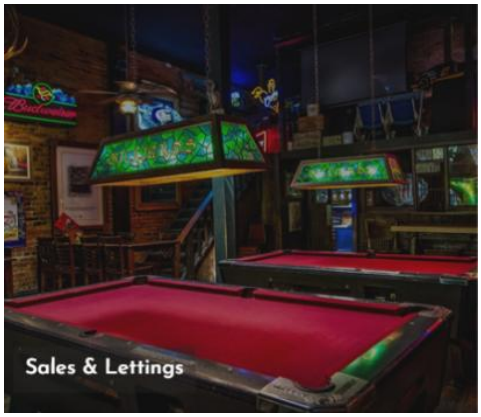

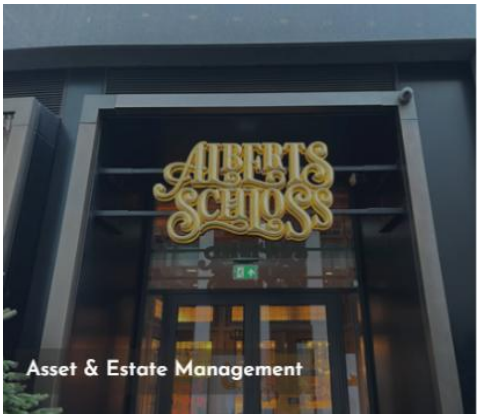











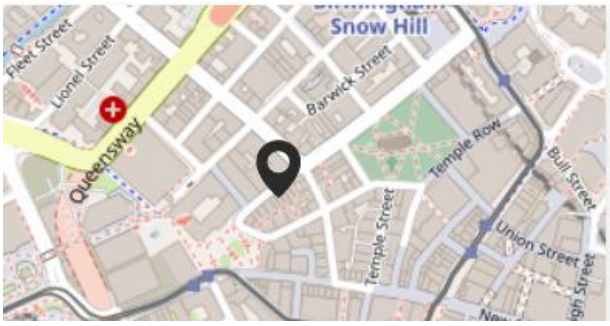



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