



Crusader

42 High Street, Roydon, Harlow, Essex, CM19 5EA

Freehold £1,100,000

- Located in affluent and desirable Roydon
- Substantial and prominent Georgian style pub
- Set in approximately 0.26 acres
- Bar & dining areas (65-90)
- Six bedroom accommodation
- Closed and sold with vacant possession

Ref: 93357

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SP Sidney
Phillips



LOCATION

Roydon is an affluent and desirable village located in the Epping Forest District of Essex. The village is situated approximately 1.5 miles west of Harlow, 3.5 miles east of Hoddesdon and 4.5 miles northwest of Epping, on the border with Hertfordshire. The village houses all essential amenities including a village shop, sub post office and pharmacy. The village is served by Roydon Railway Station with trains operating to London Liverpool Street, Harlow, and Cambridge, making this area a popular residence for those working in the larger towns and cities.

The Crusader is a sizeable, prominent, and notable public house situated along the villages High Street. The property is of Georgian style, constructed of brick under a pitched slate roof. The plot measures in the region of 0.26 acres, with the property boasting a footprint measuring in the region of 2,760sq². Despite its character, the property is not a listed building nor listed as an asset of community value. The property falls within Roydon conservation area.

The premises has been closed since the previous tenants vacated due to the COVID-19 pandemic. The property is currently undergoing works, however, is in need of a full and through refurbishment throughout.

PROPERTY

GROUND FLOOR

- BAR AREA: two tiered trade space with potential to seat 40 to 60.
- VILLAGE BAR: with strip wood flooring and potential to seat 25 to 30.
- ACCESSIBLE TOILET.
- GENTLEMENS TOILETS.
- LADIES TOILETS.
- PLANT ROOM.
- TRADE KITCHEN.
- STAFF TOILETS.
- OFFICE.

BASEMENT

- CELLAR: divided into three sizeable rooms with delivery drop to the front of the property.

FIRST FLOOR

- 6 x LARGE DOUBLE BEDROOMS.
- 2 x BATHROOMS.
- 2 x WC's.
- KITCHEN.
- STORE ROOM.
- ROOF TERRACE.

EXTERNAL

- Front CAR PARK: with space for 4 vehicles.
- Rear CAR PARK: with space for 15 vehicles.
- Trade YARD.
- Two DOUBLE GARAGES.

THE BUSINESS

The business is currently closed, and no trade is sold or warranted. Historic trade accounts are unavailable.

Prospective purchasers should make their own assumptions as to likely future trading levels.

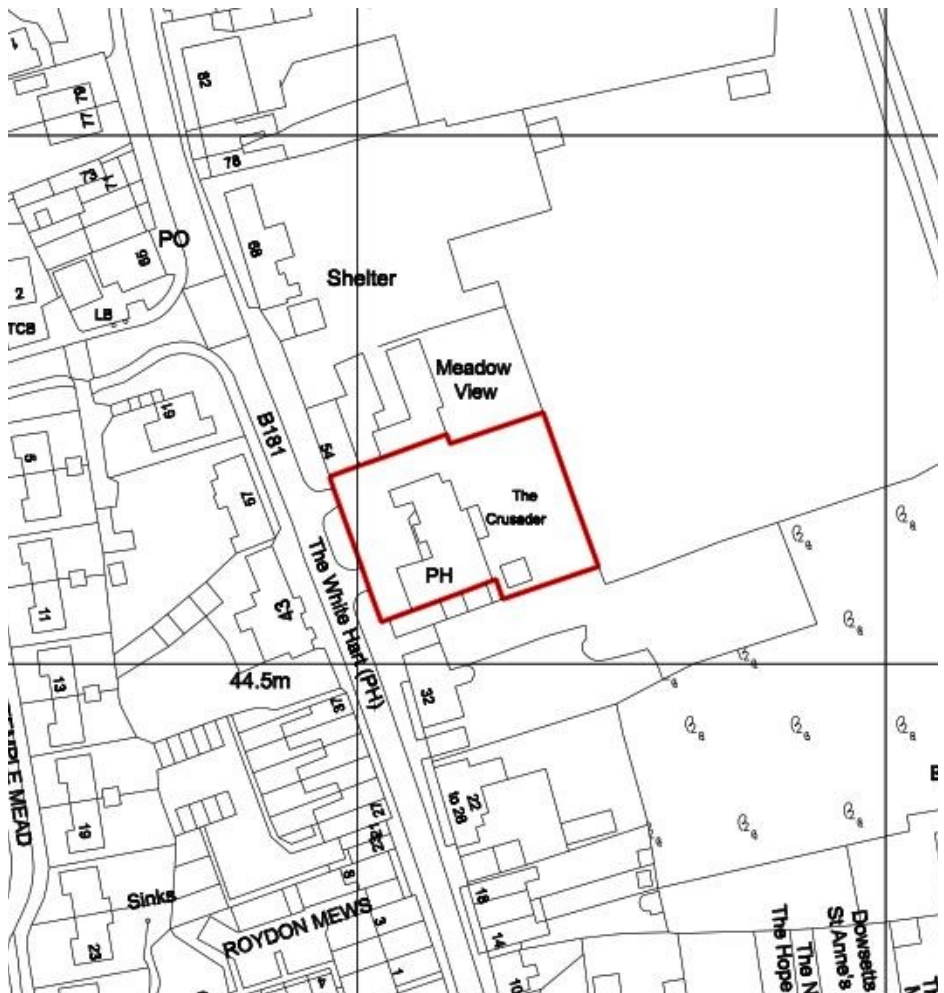
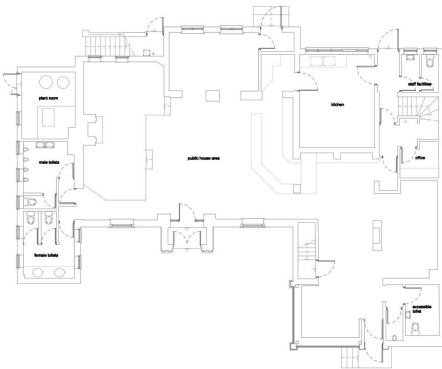
SERVICES

All mains services are connected.

Local Authority: Epping Forest District Council, 323 High Street, Epping, CM16 4BZ

Telephone: 01992 564000

Rateable Value: £16,750

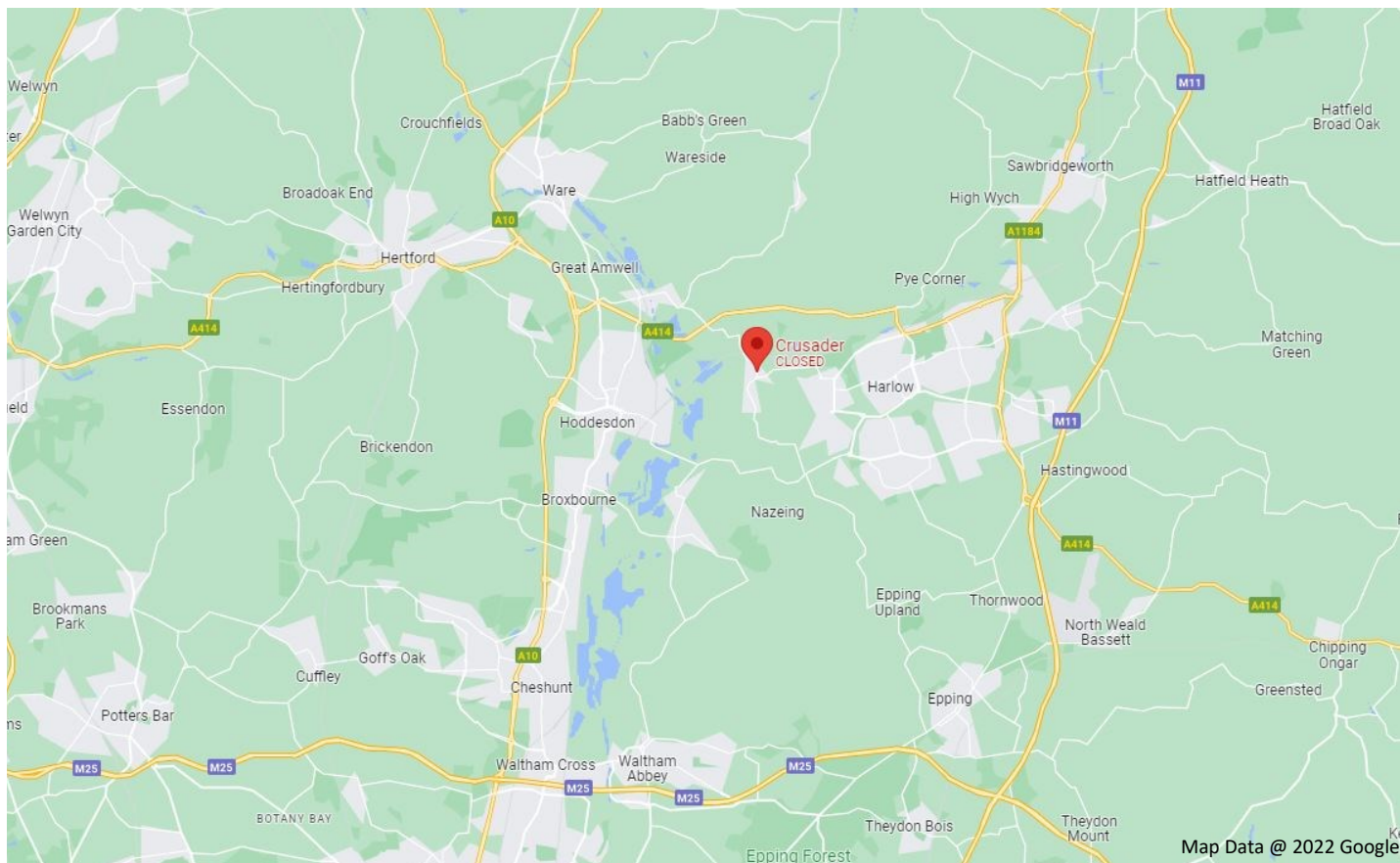


TENURE & PRICE

FREEHOLD £1,100,000 sold as seen with vacant possession.

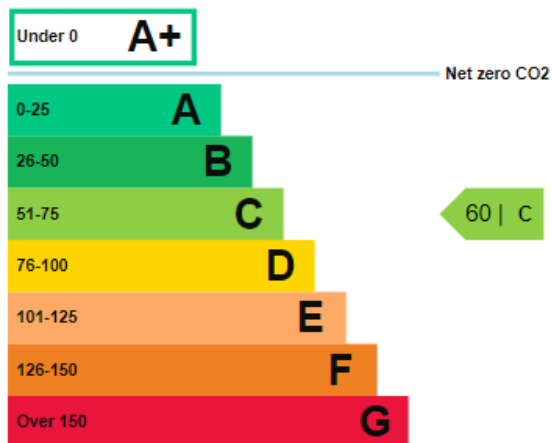
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 6276-6857-7031-2285-7776

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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