



THE
KINGS HEAD
BAR & RESTAURANT

PROPERTY
AUCTION

West Tilbury Village Offers in Excess of £500,000



The Kings Head The Green West Tilbury Village Essex RM18 8TU

ENTRANCE HALL

Vinyl flooring. Doors to saloon and public bars.

PUBLIC BAR 37' 8" x 21' 11" > 10'4 (11.47m x 6.68m > 3.15m)

Windows to two aspects. Coved ceiling. Fitted carpet. Power points. Bar area. Seating area. Doors to WC's. Fireplace.

TOILETS

Obscure window. Fitted carpet. Power points. Vanity wash hand basin. Two WC's.

TOILETS

Obscure window. Tiled flooring. Urinals and one cubicle.

SALOON BAR 24' 4" x 28' 5" > 12'1 (7.41m x 8.65m > 3.68m)

Windows to front and side. Vinyl and carpet flooring. Feature fireplace. Bar area. Doors to WC's.

TOILETS

Obscure window. Tiled flooring. Cubicle. Urinal. Wash hand basin.

TOILETS

Obscure window. Fitted carpet. Cubicle. Pedestal wash hand basin.

KITCHEN 13' 1" x 13' 0" (3.98m x 3.96m)

Sliding sash window to rear. Boiler room (Not Tested).

INNER HALL

Staircase to first floor. Access to cellar.



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CELLAR

LANDING

Window to rear. Built in cupboard.

BEDROOM ONE 14' 11" x 13' 5" (4.54m x 4.09m)

Window to rear. Textured ceiling. Fitted carpet. Power points.

BEDROOM TWO 15' 5" x 12' 5" (4.70m x 3.78m)

Window to front. Textured ceiling. Fitted carpet. Power points. Built in wardrobes.

BEDROOM THREE 20' 7" x 11' 5" (6.27m x 3.48m)

Two windows to front. Fireplace.

BEDROOM FOUR 12' 1" x 11' 4" (3.68m x 3.45m)

Window to front. Fitted carpet. Power points.

BEDROOM FIVE 16' 5" x 10' 8" (5.00m x 3.25m)

Window to side. Fitted carpet. Power points. Fitted wardrobes.

STORE ROOM 6' 9" x 5' 4" (2.06m x 1.62m)

Power points.

BATHROOM

Window to rear. Vinyl flooring. Shower cubicle. Bath. Vanity wash hand basin with tiled splashbacks.

SEPARATE WC

WC.



CAR PARK/GARDEN

Large car park for numerous vehicles. Beer garden.

DETACHED GARAGE

AGENTS NOTES

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.
6. The property has a rateable value of £15,000 and the living accommodation Council Tax Band B.
7. The property is subject to an Assets of Community Value notice.
8. The asking price is subject to VAT.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy Performance Certificate

Non-Domestic Building



Kings Head Inn
The Green
West Tilbury
TILBURY
RM18 8TU

Certificate Reference Number:
0260-5904-0374-0310-9030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 81 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	334
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	125.43
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

82 If typical of the existing stock