

# FRED BARRETT & SON

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## ~ PUB TO LET ~

**THE 'QUEEN VICTORIA' P.H.**  
**SPITAL ROAD, MALDON, ESSEX. CM9 6ED.**



The 'Queen Victoria' has been a local public house in Maldon, close to the town centre, since it opened its doors in 1845. Essentially, the 'Queen Vic' is a lively hub of the local community with a varied range of regular dominoes and darts etc.

A favourite amongst locals, the house is characterful with oak beams and briefly comprises:- Public Bar and Restaurant Bar, Catering Kitchen and Cellar. The private accommodation consists of three Bedrooms upstairs, shower room and kitchen.

Externally there is a Car park and Beer Garden.

### **RENT:**

**£17,500 per annum**

**INGOING: Estimated by Brewery in the region of £21-22,000**

**TRADE: (BEER ONLY):-**

<b>2015:</b>	<b>135 barrels</b>
<b>2016:</b>	<b>115 barrels</b>
<b>2017:</b>	<b>101 barrels</b>
<b>2018:</b>	<b>111 barrels (MAT)</b>

**VIEWING:**

**Viewing is strictly via appointment through FRED BARRETT AND SON. Please telephone us on (01908) 281542. PLEASE DO NOT APPROACH THE EXISTING LICENSEE IN THIS MATTER.**

**IMPORTANT NOTICE:**

**Please note that whilst every care has been taken in preparing these details, much of the information has been obtained from the Landlord (Brewer) or third-party sources. All statements as to fact or opinion should be checked by the Purchaser. Whilst every endeavour has been made to ensure that the particulars given are correct, their accuracy cannot be guaranteed. These details do not constitute an Offer, Contract or Warranty. All particulars are subject to your verification and accuracy cannot be guaranteed. Details are issued on the strict understanding that all negotiations regarding this property are conducted through FRED BARRETT AND SON who will then deal with all matters appertaining to the Change.**