

TO LET – POTENTIAL RESTAURANT/FUNCTION PREMISES

TOOT HILL GOLF CLUB, SCHOOL ROAD, TOOT HILL, ONGAR, ESSEX CM5 9PU



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LOCATION

Toot Hill Golf Club is situated off School Road which links Stanford Rivers to Toot Hill. Toot Hill is a small village situated south of the A414 Chelmsford Road and west of the M11 close to its junction with the M25 (J29). Accessible towns to the location include Ongar (4.5 miles) Brentwood (10 miles), Harlow (9.5 miles), Chelmsford (15 miles) and Central London (26 miles).



DESCRIPTION & ACCOMODATION

The premises offered for lease form part of the Toot Hill Golf Club complex and comprise the existing clubhouse, restaurant, bars, pro shop, offices and living accommodation together with parking and external grounds. The car park and entrance will be shared with the golf club.

The main building comprises the former clubhouse, restaurant, bar, kitchens, offices and golf pro shop which totals an area of approximately 4,831 sqft. (449 sqm). At first floor there is 2 bedroom flat which has been used for staff accommodation and which measures approximately 1,084 sqft. (100 sqm).

The accommodation comprises the following;

Main Bar/Restaurant	1,110 sqft	103.2 sqm
Spike bar	487 sqft	45.2 sqm
Kitchen & Pantry	523 sqft	48.6 sqm
Function Room	954 sqft	88.6 sqm
Cellar & Boiler Rooms	277 sqft	25.8 sqm
Pro Shop	845 sqft	78.5 sqm
Offices	635 sqft	59.0 sqm

Total	4,831 sqft	448.9 sqm
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The First Floor Living accommodation includes 2 bedroom, living room, Kitchen and 2 x bathrooms is accessed internally from the kitchen area



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BUSINESS RATES

To be separately assessed.

EPC

Clubhouse – D77 Golf Shop & Offices – E102

TENURE

The property is to be offered on new lease terms to be agreed.
Rent upon application.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own legal cost

PLANNING

Prospective purchasers are advised to contact Epping Forest District Council to satisfy themselves regarding their proposed use.

FURTHER INFORMATION & VIEWING

Contact sole letting agent Mass & Co: **Mark Mannering** - Tel: **01277 201300** – Email: mark.mannering@massandco.com



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