



FAT COW, CHEAPSIDE LANE DENHAM, UXBRIDGE, UB9 5AE

- Attractive village pub with circa 25 car parking spaces.
- Prominent location circa 200m off A40 and approximately 750m north of the A40/M4 intersections.
- Surrounded by predominantly low rise residential accommodation.
- Total site area approx. ¼ of an acres.

NEW LEASE – Free of tie

RENTAL OFFERS INVITED

SUBJECT TO CONTRACT - sole letting agents

LonL383

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Location

The pub fronts Cheapside Lane approximately 150 metres miles from the centre of the affluent village of Denham, South Buckinghamshire. Denham is straddled by the M40 (junction one) to the south and the M25 (Junction 16) to the west. The immediate area comprises predominatly residential accomodation. Nearby attractions include Denham Place, Denham Country Park and Buckinghamshire Golf Club.

Denham Railway Station is approximately 1 ½ miles to the north which provides frequesnt and direct services into London Marylebone Station with the fastest journey time being 18 minutes.

Description

A detached property set out on two storeys above basement, with brick elevations beneath a pitched roof. The internal accommodation can be summarised as follows:

| | |
|---------------------|---|
| Ground Floor | Bar area and conservatory area with a small trade patio to the rear and a set of customer WC's. |
| First Floor | Domestic accommodation comprising three rooms, a bathroom and kitchenette. |
| Basement | Cold beer store and general ancillary storage area. |

A set of floor plans are attached.

We have been advised that the approximate gross internal areas are:

| | |
|---------------------|-------------------------|
| Ground floor | 215 sq m (2,315 sq ft) |
| First floor | 68 sq m (732 sq ft) |
| Basement | 23 sq m (250 sq ft) |

Using the Online Promap measuring system we calculated:

| | |
|---------------------------|---------------------------|
| Site Area | 1,265 sq m (13,610 sq ft) |
| Building Footprint | 310 sq m (3,335 sq ft) |

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The pub has a Premises Licence permitting the sale of alcohol from 9:00am until midnight Sunday to Wednesday and from 9.00am until 1.00am Thursday to Saturday.

Planning

From informal enquiry of Buckingham County Council we have established that the building is not listed as being of special architectural interest or situated within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £17,900 with effect from April 2017.

EPC

The building's Energy Performance Asset Rating is 'D'.

Basis of Letting

A new EI Group free-of-tie commercial letting for either 10 or 20 years with five yearly rent reviews subject to the higher of either open market rent or annual RPI increase, the permitted use will be as a public house and restaurant falling within use classes A3 and A4. VAT will be chargeable in addition to the rent.

Viewing & Further Information

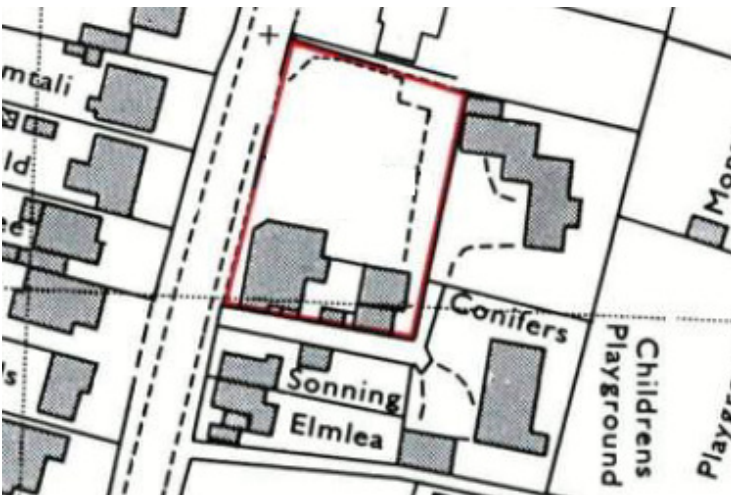
For further information and to arrange a viewing please contact the sole letting agent, Panayiotis Themistocli at AG&G Chartered Surveyors on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purpose

Site Plan



HM Land Registry Title Plan Extract. Not to scale - Provided for indicative purpose

EPC

Energy Performance Certificate © HM Government
 Non-Domestic Building

The Fat Cow
 Chappell Lane
 Denham
 Uxbridge
 UB8 3AE

Certificate Reference Number:
 0097-2087-4030-5600-9603

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-dwelling available on the Government's website at www.gov.uk/government/collect/energy-performance-certificates.

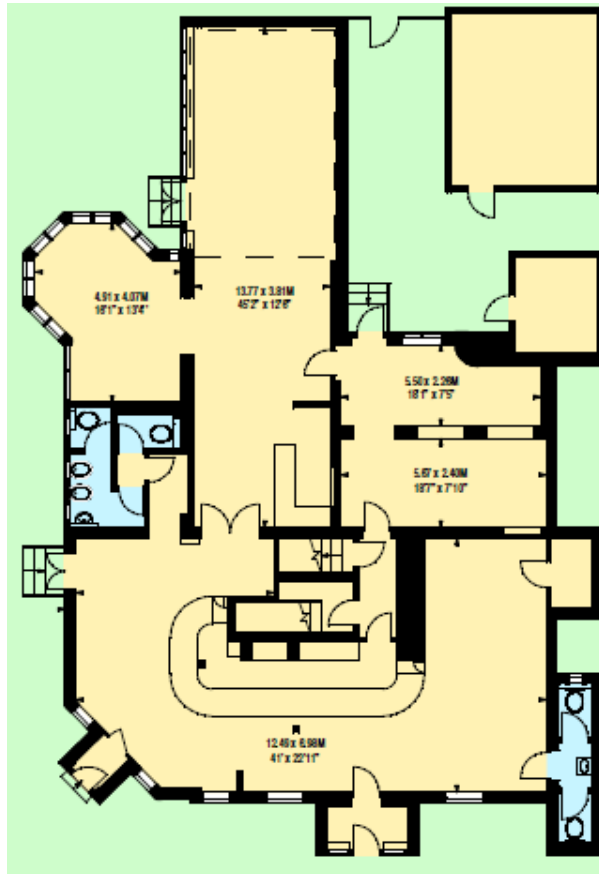
Energy Performance Asset Rating

| | |
|-----------------------|----------|
| More energy efficient | |
| A | 0-25 |
| B | 26-50 |
| C | 51-75 |
| D | 76-100 |
| E | 101-125 |
| F | 126-150 |
| G | Over 150 |
| Less energy efficient | |

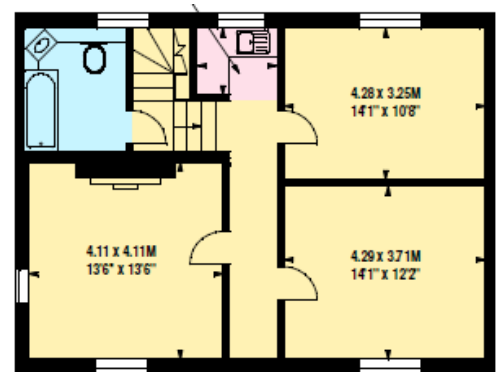
91 This is how energy efficient the building is.

| Technical Information | Benchmarks |
|---|--|
| Main heating fuel: Natural Gas | Buildings similar to this one would have ratings as follows: |
| Building environment: Heating and Natural Ventilation | 52 If newly built |
| Total useful floor area (m ²): 290 | 94 If typical of the existing stock |
| Building compliance (NDS level): 3 | |
| Building emission rate (kgCO ₂ /m ² per year): 166.37 | |
| Primary energy use (kWh/m ² per year): Not available | |

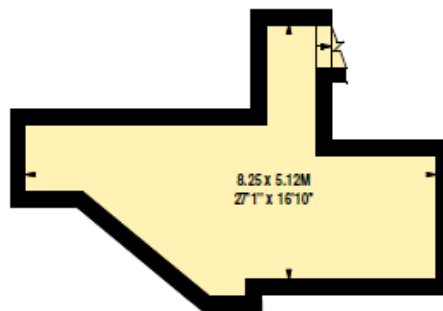
Floor Plans



Ground floor



First floor



Basement

Not to scale - Provided for indicative purpose