

FREEHOLD PUB FOR SALE ON JUST OVER 1/3 ACRE PLOT APPROX. 2 MILES FROM MAIDENHEAD CROSSRAIL STATION



ROBIN HOOD, FURZE PLATT ROAD, PINKNEYS GREEN, MAIDENHEAD, SL6 6PR

- Approx. 3 ¼ kilometres (2 miles) north west of Maidenhead Town Centre
- Total site area of just over 0.36 of an acre, approx. 1,483 sq m (15,957 sq ft)
- Trade patio and car parking for approx. 15 vehicles
- Self-contained upper parts
- May suit alternative uses (subject to obtaining the necessary consents)

FREEHOLD – with vacant possession upon completion

OFFERS INVITED (plus VAT if applicable)

SUBJECT TO CONTRACT sole selling rights

COUNF188

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The pub is situated within an area administered by the Royal Borough of Windsor & Maidenhead approximately 40 kilometres (25 miles) west of central London with the amenities of Maidenhead Town Centre located circa 3 ¼ kilometres (2 miles) to the south east.

It fronts Furze Platt Road (A308) near its junction with Golden Ball Lane and is surrounded by predominantly open country side with some low rise, low density residential accommodation.

The nearest railway station is Furze Platt which lies circa 2 kilometres (1 ¼ mile) to the south east and provides services into Maidenhead with a journey time of less than five minutes. Maidenhead station provides direct services into London Paddington with a journey time of just over 20 minutes. This station will also provide access to the Crossrail network (Elizabeth Line) next year which will notably reduce journey times into central London (Bond Street station) with a journey time of 39 minutes.

A location plan is attached.

Description

A two storey detached building constructed beneath a pitched clay tile covered roof. There are outdoor seating areas to the front and side of the pub, which has car parking for circa 15 vehicles.

Ground floor Decorated in a contemporary style, fitted with a single bar servery and open plan bar area to the front along with a restaurant seating area and function room providing circa 50 covers. The trade kitchen lies to the rear. A set of gentlemen wc's. There is an upland cold beer store to the side of the pub.

First floor Provides a set of ladies wc's, a 'food-prep' kitchen fitted with a dumb-waiter and a staff wc. Self-contained residential accommodation which comprises three rooms and a shower room with wc.

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

Ground floor	216 sq m (2,324 sq ft)
First floor	102 sq m (1,097 sq ft)
Total	318 sq m (3,421 sq ft)

Using the online Promap measuring system the building footprint and site area are calculated to be: -

Pub Building Footprint	155 sq m (1,667 sq ft)
Total Site Area	1,483 sq m (15,957 sq ft) or 0.36 of an acre

NB: The 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.

Planning

From informal enquiry of the Royal Borough of Windsor & Maidenhead it has been established that the property is not listed as being of special architectural or historical interest and nor does it lie within a conservation area.

Licensing

The Premises Licence permits the sale of alcohol from 11:00am until 10:30pm on Sunday, from 11:00am until 11:00pm on Monday to Saturday.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £43,000 with effect from 1st April 2017.

Tenure

Freehold with vacant possession upon completion.

EPC

An EPC has been requested and will be made available shortly.

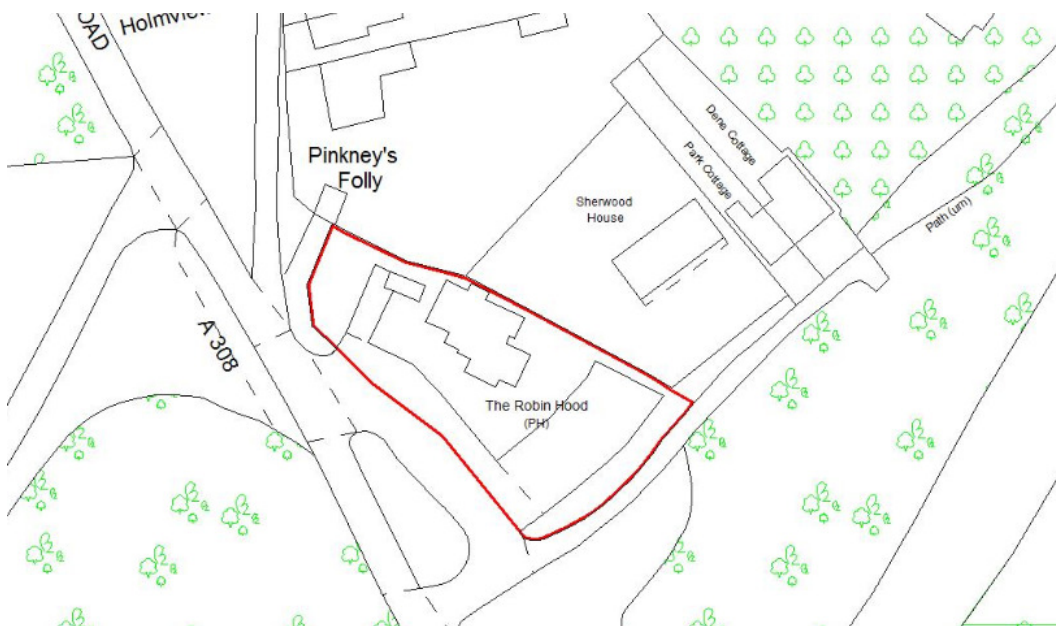
Basis of Sale

Offers are invited on an unconditional basis (VAT is applicable in addition).

Viewings & Further Information

Prospective purchasers are requested to undertake discrete customer inspections in the first instance. Please do not engage in conversation with any customers or staff regarding this sale. For further information or to organise a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.

Site Plan



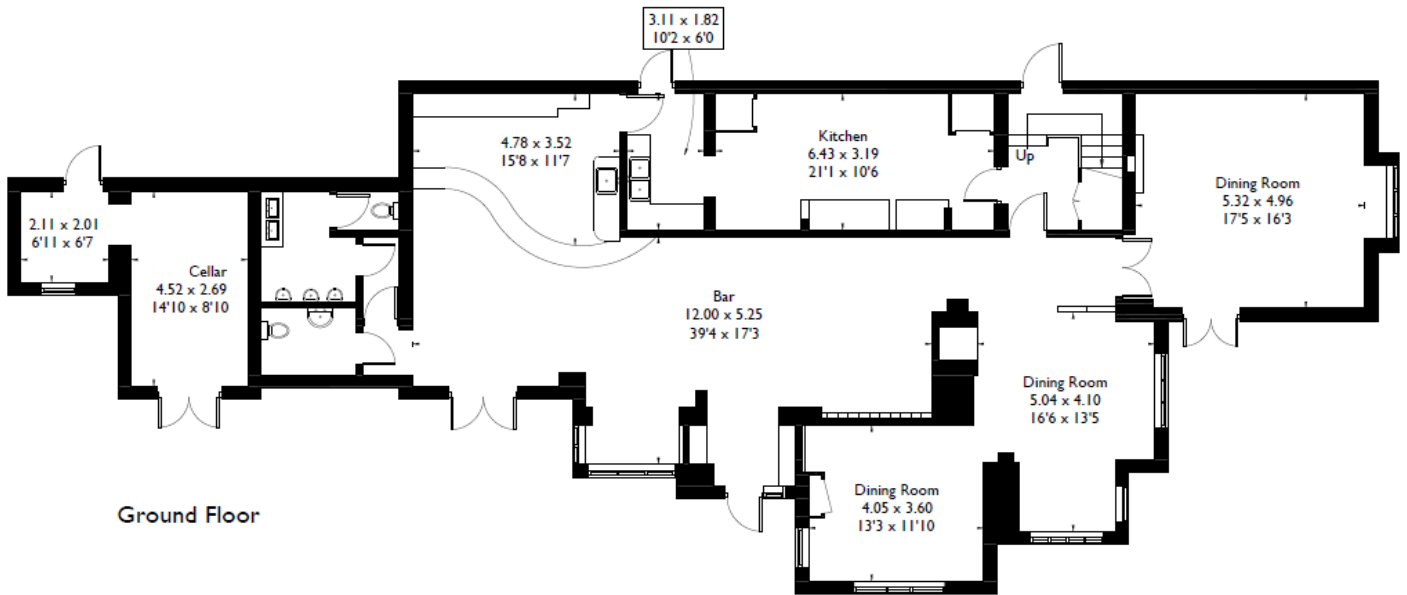
Not to scale - Provided for indicative purposes only.


Location Plans



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

Floor Plans



 = Reduced headroom below 1.5m / 5'0

