

PUB FOR SALE OR TO LET NEAR MILTON KEYNES**APPROX. ¼ ACRE TOTAL SITE AREA****SWAN INN, 1 WINSLOW ROAD, GREAT HORWOOD, MILTON KEYNES, MK17 0QN**

- Approx. 10 kilometres (6 mile) south west of Milton Keynes
- Total site area of just under ¼ of an acre (approx. 963 sq m)
- Trade garden and car parking for approx. 12 vehicles
- Conversion potential, may suit alternative uses (subject to obtaining the necessary consents)

FREEHOLD OR LEASEHOLD – with vacant possession upon completion**OFFERS INVITED** (plus VAT if applicable)**SUBJECT TO CONTRACT** sole selling rights

COUNF191

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Location

The pub is situated within Great Horwood which is administered by Aylesbury Vale District Council and lies approximately 10 kilometres (6 miles) south west of Milton Keynes. The Sun Inn fronts Winslow Road, just off the High Street and it is surrounded by predominantly residential accommodation.

The nearest railway station is Bletchley which lies approximately 10 kilometres (6 miles) to the east, providing frequent services into London Euston with the fastest journey time being around 40 minutes.

Location plans are attached.

Description

The building is detached and constructed over two storeys, beneath a pitched slate tiled covered roof. There is a trade garden to the side and a tarmacadam car park to the rear for circa 12 vehicles. The ground floor trading area is decorated in a traditional style with exposed timber beams and a bar servery. The upper parts are in use as ancillary residential accommodation.

A site plan is attached.

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

Pub Building Footprint	193 sq m (2,076 sq ft)
Total Site Area	963 sq m (10,362 sq ft) or 0.237 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.

Services

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

Licensing

The Premises Licence permits the sale of alcohol from 11:00am until 1:00am on everyday.

Planning

From informal enquiry of Aylesbury Vale District Council it has been established that the property is Grade II listed and lies within the Great Howard Conservation Area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £6,850 with effect from 1st April 2017. The residential portion of the premises is registered for Council Tax purposes under Band C, the council tax payable for 2018/19 is £1,555.10.

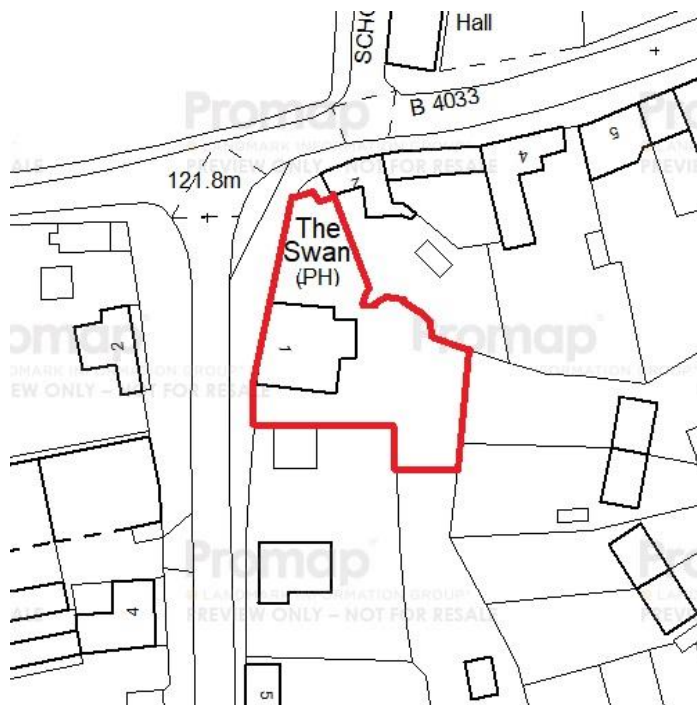
Tenure & Basis of Sale/Letting

Freehold for sale with vacant possession upon completion. Offers are invited on an unconditional basis (VAT is applicable in addition). The owner will also give consideration to letting the property on a new free of tie lease, all terms to be negotiated.

Viewings & Further Information

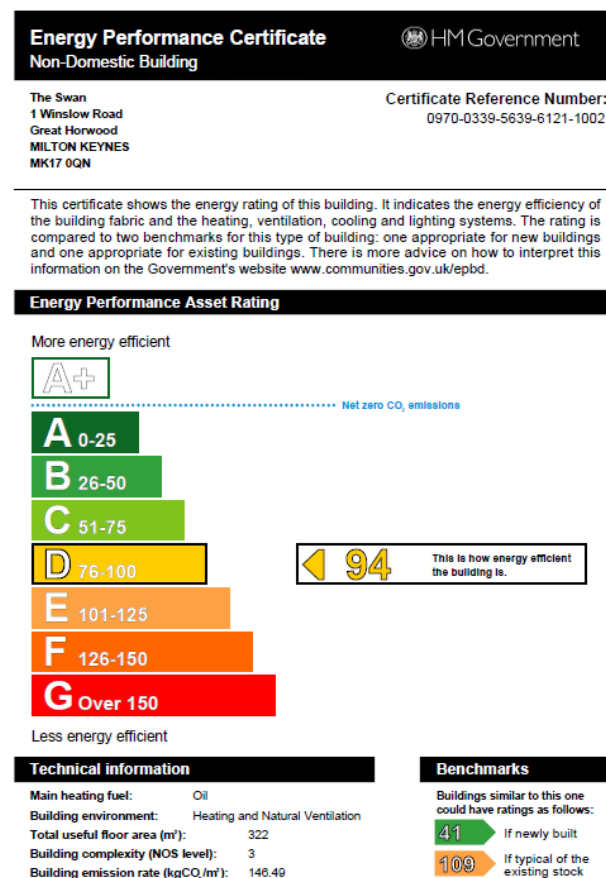
The pub is currently open and trading so prospective purchasers are requested to undertake discrete customer inspections in the first instance. Please do not engage in conversation with any customers or staff regarding this sale. For further information or to organise a viewing, please contact Panayiotis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

Site Plan



Source: Promap. Not to scale - Provided for indicative purposes only.
NB: The property is held on two separate Titles.

EPC



Location Plans



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