



PUB FOR SALE NEAR MILTON KEYNES APPROX. ¼ ACRE TOTAL SITE AREA

GREYHOUND, 2 HIGH STREET, HAVERSHAM, MILTON KEYNES, MK19 7DT

Approx. 6.5 kilometres (4 miles) north west of Milton Keynes

Total site area of just over ¼ of an acre (approx. 1,110 sq m)

Trade garden and car parking

Conversion potential, may suit alternative uses (subject to obtaining the necessary consents)

FREEHOLD - with vacant possession upon completion

GUIDE PRICE - £295,000 (plus VAT if applicable)

SUBJECT TO CONTRACT sole selling rights

COUNF191

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

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Location

The pub is situated in Haversham which is administered by Milton Keynes Council and lies approximately 6.5 kilometres (4 miles) north west of Milton Keynes. The property fronts the High Street and is surrounded by predominantly residential accommodation and agricultural land

The nearest railway station is Wolverton which lies approximately 2 kilometres (1.2 miles) to the south west, providing frequent services into London Euston with the fastest journey time being around 45 minutes.

Location plans are attached.

Description

The building forms the end of a small terrace, constructed over two storeys, beneath a pitched slate tiled covered roof. There is a trade garden and a tarmacadam car park to the rear.

A site plan is attached.

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

Pub Building Footprint	172 sq m (1,847 sq ft)
Total Site Area	1,116 sq m (12,017 sq ft) or 0.27 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 10:00am until 11.00pm on Sunday to Thursday and on 10.00am until midnight on Friday and Saturday.

Planning

From informal enquiry of Milton Keynes Council, it has been established that the property is not listed or within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £10,300 with effect from 1st April 2017.

Tenure

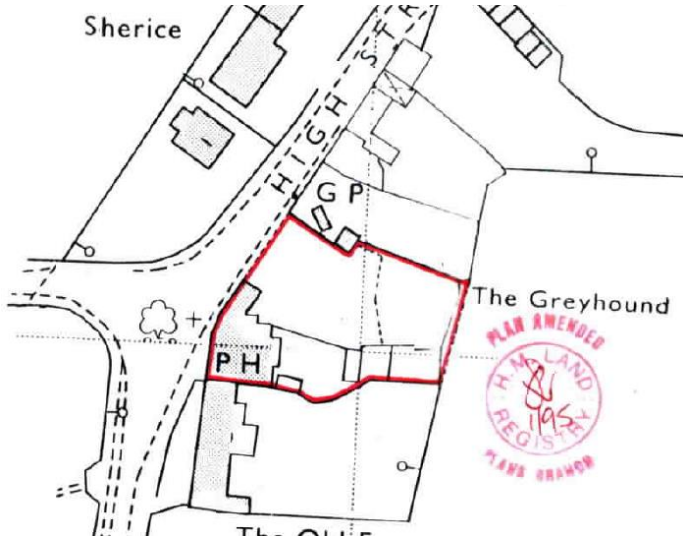
Freehold for sale with vacant possession upon completion. Offers are invited on an unconditional basis (VAT is applicable in addition).

Viewings & Further Information

The pub is currently closed

For further information or to organise a viewing, please contact James Grimes on either Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com.

Site Plan



Source: Land Registry. Not to scale - Provided for indicative purposes only.

Location Plans



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