

EXTENSIVE PROPERTY WITH POTENTIAL TO UPPER PARTS NEW LEASE – FREE OF TIE



CHILTERN TAPS, 120-123 OXFORD ROAD, HIGH WYCOMBE, HP11 2DN

- Traditional pub
- Facing the extensive Eden shopping centre
- Prominent town centre position
- Two floors of trading plus extensive ancillary accommodation
- New lease to 2032, in fully fitted condition

LEASEHOLD AND CONTENTS – free of all ties

UNCONDITIONAL RENTAL OFFERS INVITED

SUBJECT TO CONTRACT – sole letting agents

COUNL396

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Location

Within the centre of High Wycombe, a busy commuter town approximately 30 miles to the north-west of London, just off M40. Excellent transport links.

The property faces the Eden Shopping Centre with a host of primary leisure and retail of occupiers including Nando's, Wagamama, Zizzi and Pizza Express as well as the likes of Cineworld and Marks and Spencer.

There is also complimentary pub competition within the town centre. A location plan is attached.

The Property

A large mid terrace block with set out on three storeys with multi pitched roof above. Secure yard area to rear backing onto public car park and Sainsbury's supermarket entrance.

Accommodation

Ground floor: Split level contemporary sports bar with side counter and contrasting furnishings throughout. Ancillary beer cellar; customer toilets; and several storage areas.

First floor: Additional overflow bar area/function area presented in the same sports style. Commercial kitchen and additional customer toilets to rear. Managers flat.

Second floor: Additional storage areas.

Services

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

Licensing

It is understood that the property has a Premises Licence permitting the sale of alcohol Sunday to Thursday from 9:00am until midnight and Friday & Saturday from 9:00am to 2:00am.

Planning

We have been advised that the property is not listed nor situated within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £75,000 with effect from April 2023.

EPC

Available upon request.

Business

Historic trading information can be made available to prospective purchasers upon request.

Tenure

New lease, free of all ties on full repairing and insuring basis for a term to 2032.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

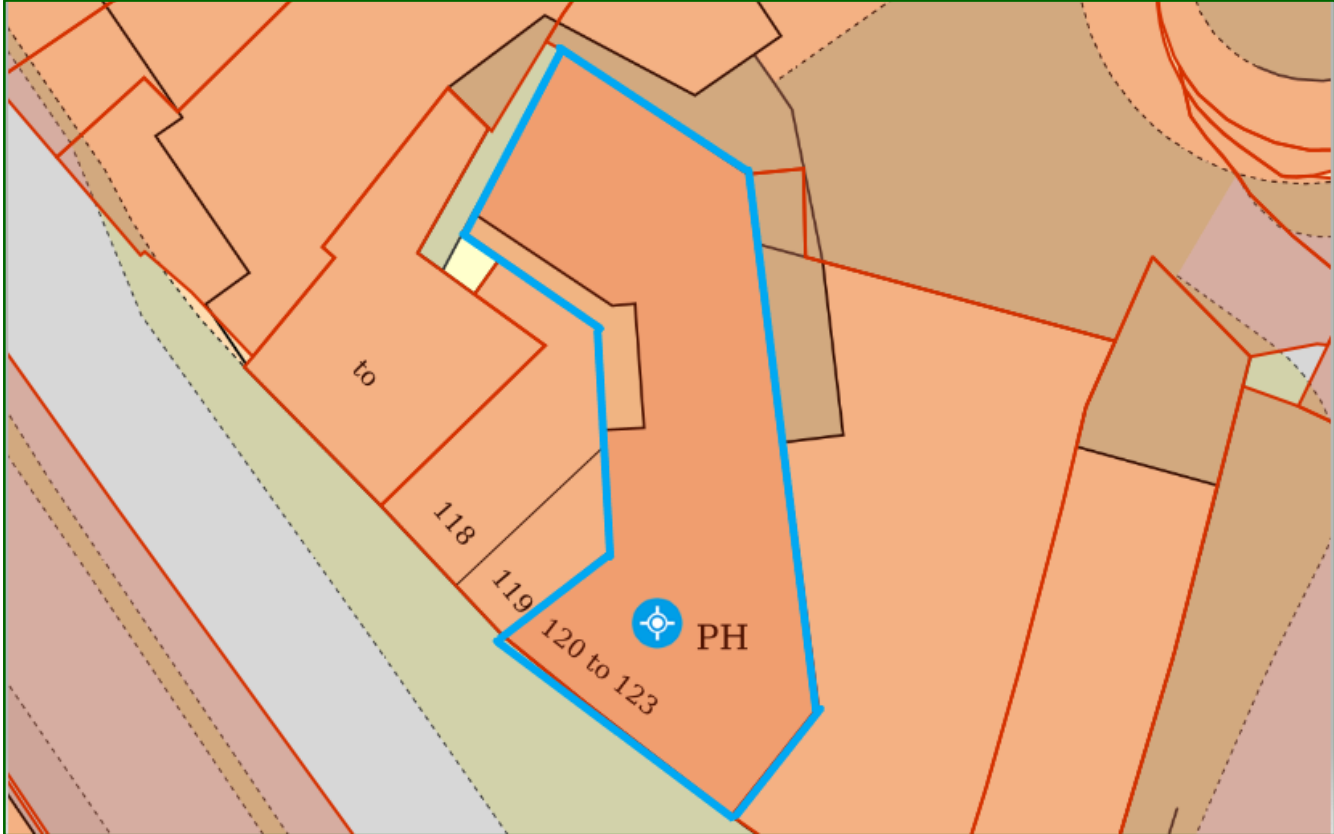
Viewing

A customer inspection is encouraged in the first instance (please note that staff are unaware). For further information and to arrange a viewing please contact James Grimes or Michael Penfold on – Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / Michael.penfold@agg.uk.com

Location Plan



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



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

Floor Plans

Ground Floor



First Floor

