

FREEHOLD PUB FOR SALE WINDSOR TOWN CENTRE



1 THAMES STREET, DATCHET ROAD, WINDSOR, SL4 1QB

- Town centre position in historic Windsor.
- Approx. 75 metres west of Windsor & Eton Riverside railway station.
- Licensed to sell alcohol until 1:00am every day.
- Total gross internal area approx. 510 sq m (5,490 sq ft).
- Of interest to pub and bar operators, investors, and brewers.

VIRTUAL TOUR

FREEHOLD WITH VACANT POSSESSION

SUBJECT TO CONTRACT (Sole selling agent)

REDUCED PRICE £1.55 MILLION + VAT

COUNF218

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Location

The building benefits from a town centre position in historic Windsor, to the northern flank of Windsor Castle, fronting the corner of Datchet Road at its junction with Thames Street. The pub fronts the main tourist route and a pedestrian thoroughfare from the centre of Windsor to the bridge, over the River Thames into Eton. Many casual dining brands are represented within close proximity, including Browns; Prezzo; Nando's; Thai Square; Giggling Squid; and Zizzi. Windsor and Eton Riverside railway station provides direct services into London Waterloo with a journey time of around 55 minutes.

A location plan is attached.

Description

The end of terrace, corner building, constructed on three storeys, with painted rendered elevations beneath a multi-gabled roof. There is additional external space to which provides space for 16 covers.

The accommodation can be summarised as follows:-

Ground floor Comprising a series of small, cosy, "Olde-Worlde" style trading areas with a central counter.

First floor Function room with a trade kitchen.

Second floor Domestic accommodation comprising four rooms and a shower room.

It has been ascertained that the property has a gross internal area of 510 sq m (5,490 sq ft).

Ground Floor	185.5 sq m (1,997 sq ft)
Lower Ground Floor	80.6 sq m (868 sq ft)
First Floor	145.8 sq m (1,569 sq ft)
Second Floor	97.6 sq m (1,050 sq ft)

NB: The areas set out are approximate and 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.

Planning

From informal enquiries it has been established from the Royal Borough of Windsor & Maidenhead that the property is Grade II listed and lies within the 'Windsor Town Centre Conservation Area'.

Licensing

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

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £87,900. With effect from 1st April 2023 the new rateable value will be £61,000.

Tenure

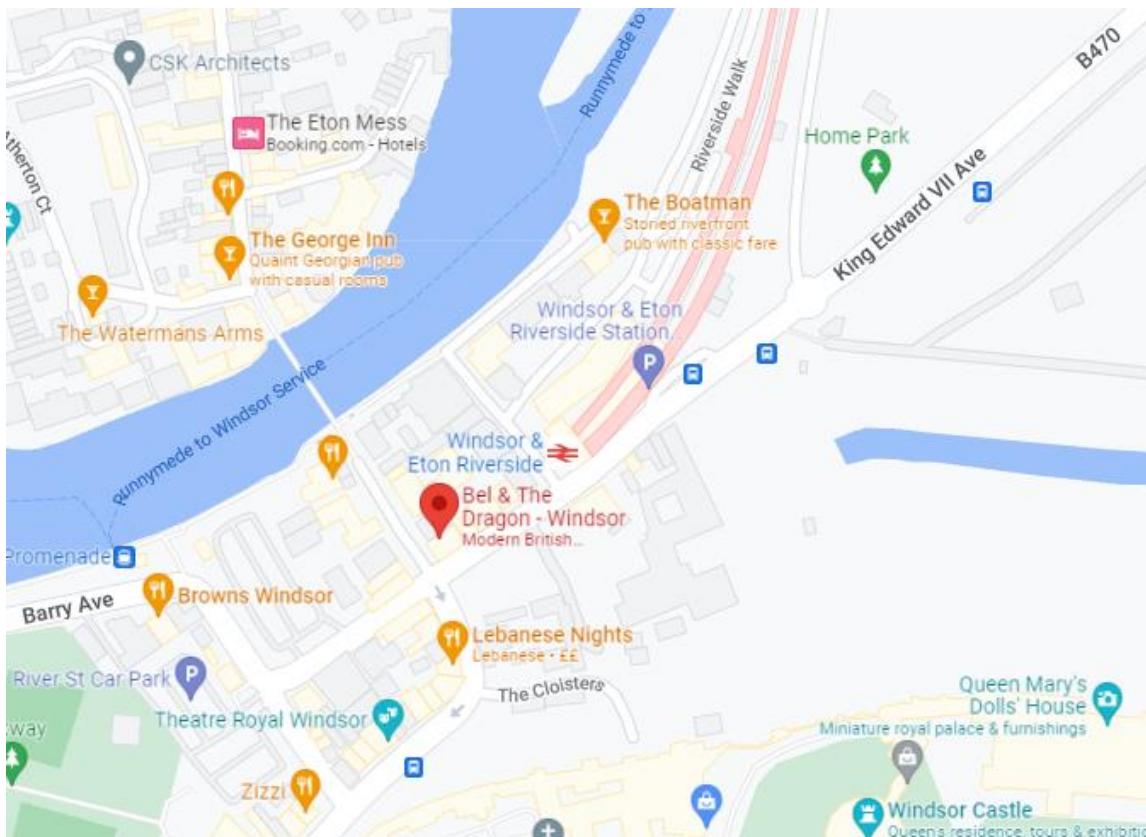
The site will be de-branded prior to completion and may not trade again under its current name.

The pub is held freehold and is being sold with full vacant possession upon completion. A portion of the basement storage area lies beneath the adjacent property (no. 61 Thames Street) and is held by way of a 999 year lease at a peppercorn rent from 17th December 1977. Please see the title plan extract on the following page for further information.

Viewing and Further Information

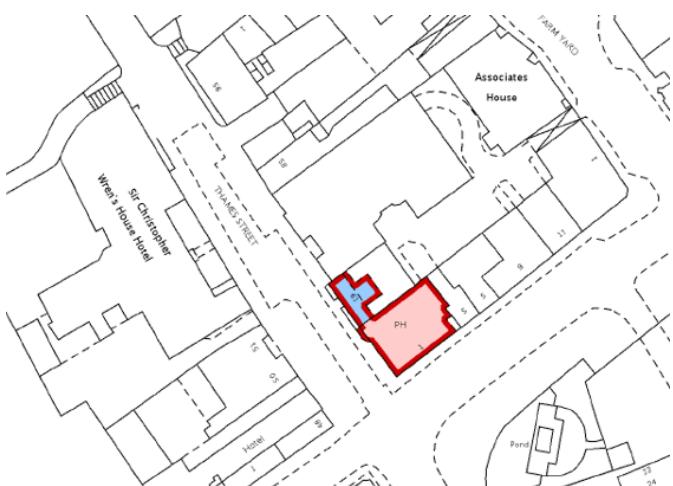
The business has ceased trading and the property is closed. The pub will be sold de-branded. Prospective purchasers are requested to undertake an external visit and a [Virtual Tour](#) in the first instance. For further information or to arrange a viewing appointment please contact James Grimes on either T: 0207 839 7826 or E: james.grimes@agg.uk.com.

Location Plan



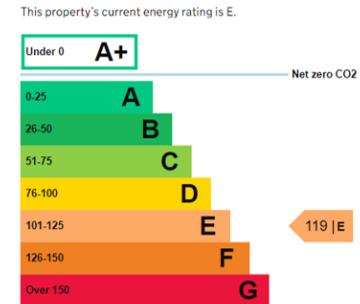
Source: Google Maps. Not to scale - Provided for indicative purposes only.

Site Plan



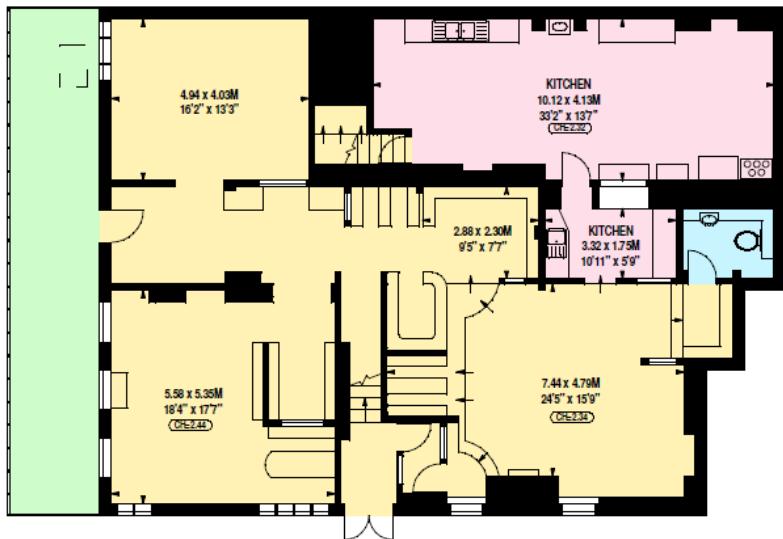
EPC

Bell & the Dragon 1 Datchet Road WINDSOR SL4 1QB	Energy rating E
Valid until 10 April 2028	Certificate number 0270-8919-0378-7150-7030
This property's current energy rating is E.	

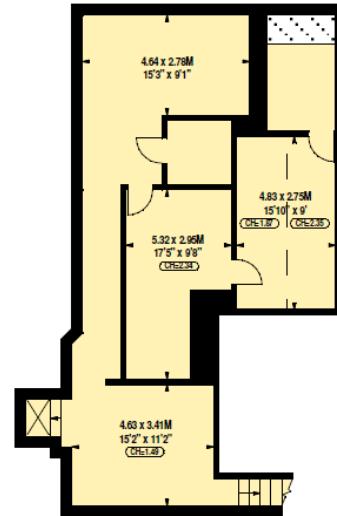


Source: HM Land Registry. Not to scale - Provided for indicative purposes only. The area shaded in blue relates to the pub basement beneath the adjacent property (61 Thames Street). The area shaded pink is held freehold and the area shaded blue on the above plan is subject to a 999 year lease at a peppercorn rent dated 29th December 1977.

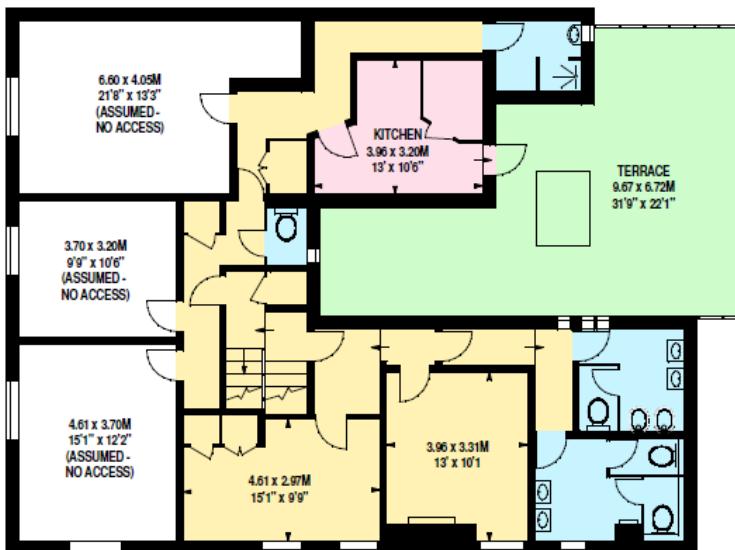
Floor Plans



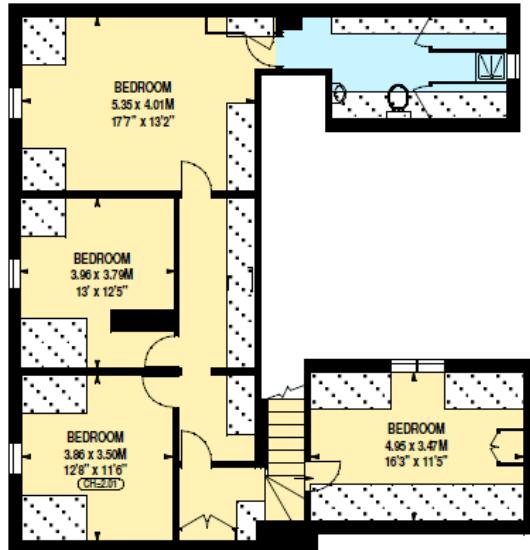
Ground Floor
185.5 sq m / 1997 sq ft



Lower Ground Floor
80.5 sq m / 866 sq ft



First Floor
145.8 sq m / 1569 sq ft



Second Floor
97.6 sq m / 1050 sq ft

(Not to scale, provided for indicative purposes only).