

PRETTY PUB WITH EXTENSIVE GARDEN

**PINKNEYS ARMS, 1 LEE LANE, MAIDENHEAD, SL6 6NU**

(Historic Photo)

- Located in an affluent neighbourhood
- Main pub and separate barn
- Very large trade garden
- New NIL premium free of tie lease

RENTAL OFFERS INVITED (VAT will be payable in addition)
SUBJECT TO CONTRACT - sole letting rights

COUNL433

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 • 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 property is situated to the north west of Maidenhead in the neighbourhood of Pinkneys Green, close to the cricket pitch and National Trust administered Cookham Common. Marlow is located approximately three miles to the north and Henley approximately six miles to the west.

A location plan is attached.

[Link to Street View](#)

Description

The pub dates to the late 1700's/early 1800's. The accommodation can be summarised as follows:

Ground Floor: Main bar area with servery and fireplace; catering kitchen; washup area; ancillary storage and food prep; customer WCs; general storage; separate barn with servery and customer WCs.

First Floor: Dry store for catering kitchen; shower bathroom; office and two bedrooms.

Basement: Beer cellar.

Outside: Extensive garden, accommodating in excess of 100; car parking for seven to the front.

Services

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

Licensing

The property's Premises Licence permits the sale of alcohol on Monday to Saturday between the hours of 10:00am and 11:20pm and on Sunday between the hours of noon and 10:50pm.

Planning

From informal enquiry of the Royal Borough of Windsor & Maidenhead we have established that the property is not listed but lies within the Pinkneys Green Conservation Area.

Rating Assessment

The property is listed as a Restaurant and Premises with a rateable value of £24,200.

Basis of Letting

The pub is being offered premium free, on a new 20-year full repairing and insuring lease. Open market rent reviews to take place every five years and the rent will be annually index linked, upwards each year.

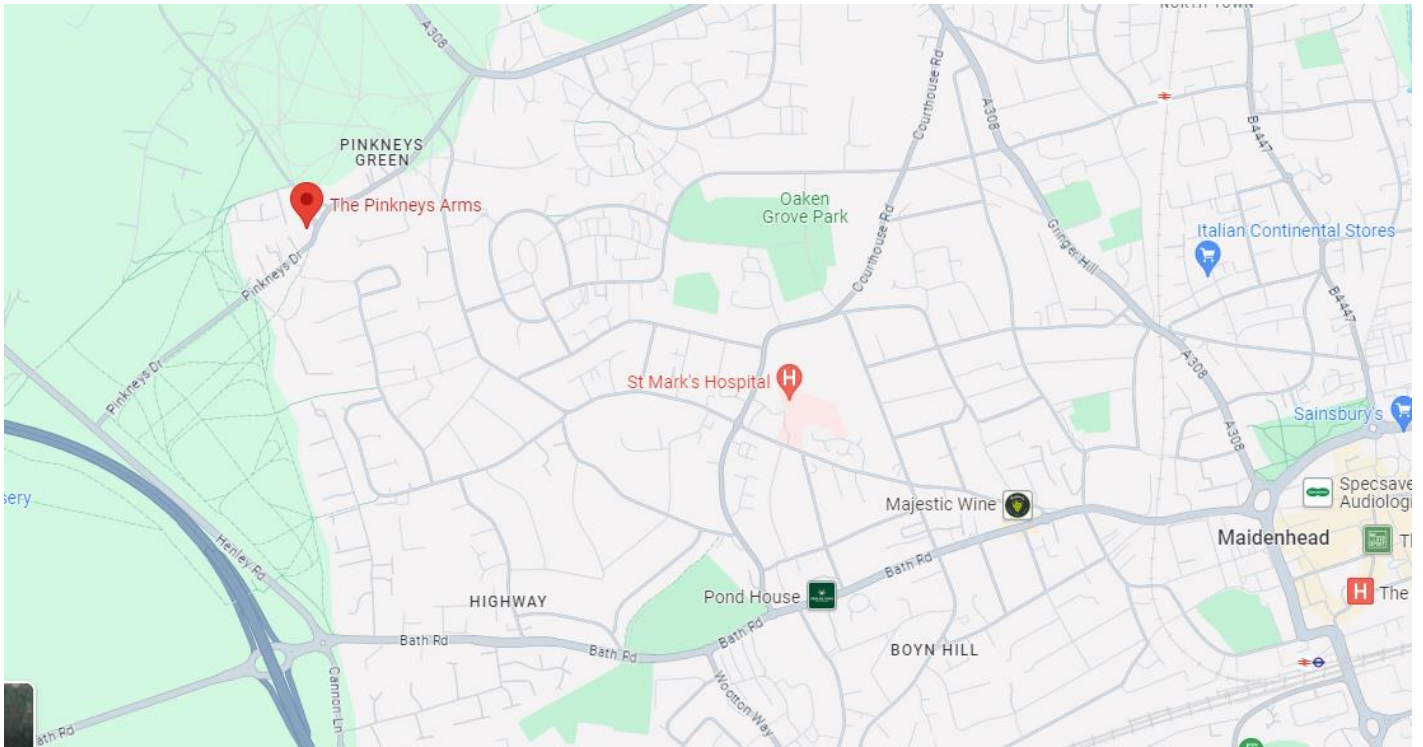
Viewings

The property is open for trade and discreet customer inspections (of the area accessible to customers) are possible but under no circumstances should the intended letting be raised with staff or customers. For further information or to arrange a full viewing, please contact Panayiotis Themistocli or David Gooderham on either Tel: 07973 856 232 / 07973 198 575 or Email: Panayiotis.Themistocli@agg.uk.com / David.Gooderham@agg.uk.com

EPC

An EPC has been requested and will be available in due course.

Location Plan



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

Photographs

Ground Floor



Rear Garden

