

CHARMING LEASEHOLD PUB FOR SALE

**QUEENS HEAD, 54 WINDSOR STREET, UXBRIDGE, UB8 1AB**

- Bustling town centre position
- Part of pub circuit
- Traditional pub with two-bedroom accommodation
- Late licence until 2.00am at weekends

**LEASEHOLD AND TRADE CONTENTS
GUIDE PRICE £50,000**

Subject To Contract – Sole Selling Agent

LONL634

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

Situated close to the centre of Uxbridge, a large market town located six miles north-east of Slough and 14 miles west of Central London. The pub enjoys good road communications, with the M40/A40 motorway located just to the north of the town centre.

The property is situated on a charming side street, approximately 100 metres from Uxbridge underground railway station, where the Metropolitan Line and the Piccadilly Line both terminate. Intu Uxbridge Shopping Centre (formerly the Chimes) and the Pavilions Shopping Centre are also located in close proximity.

A location plan is attached.

[Link to Street View](#)

Description

An end of terrace two storey building over basement, with painted rendered elevations beneath a pitched tiled roof.

The accommodation can be summarised as follows:-

Ground floor	Traditional pub layout including flagstone floor and side counter. Commercial kitchen. Customer toilets.
Basement	Cool store and storage
First floor	Two bedrooms, living room, kitchen, bathroom, office and WC.

Total Building Footprint	256 sq m (1,978 sq ft)
---------------------------------	------------------------

NB: The floor 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 9:00 am until 1:00am Sunday to Wednesday and from 9:00 am until 2:00 am Thursday to Saturday.

Planning

From informal enquiries of London Borough of Hillingdon, it has been ascertained that the property is Grade II listed. It is situated within the Old Uxbridge and Windsor Street Conservation Area.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £30,600.

Tenure

Leasehold for a term set to expire in December 2029. The passing rent is £48,300 pa. The next rent review is due in 2026. The lease is protected by the provisions of the Landlord & Tenant Act, 1954.

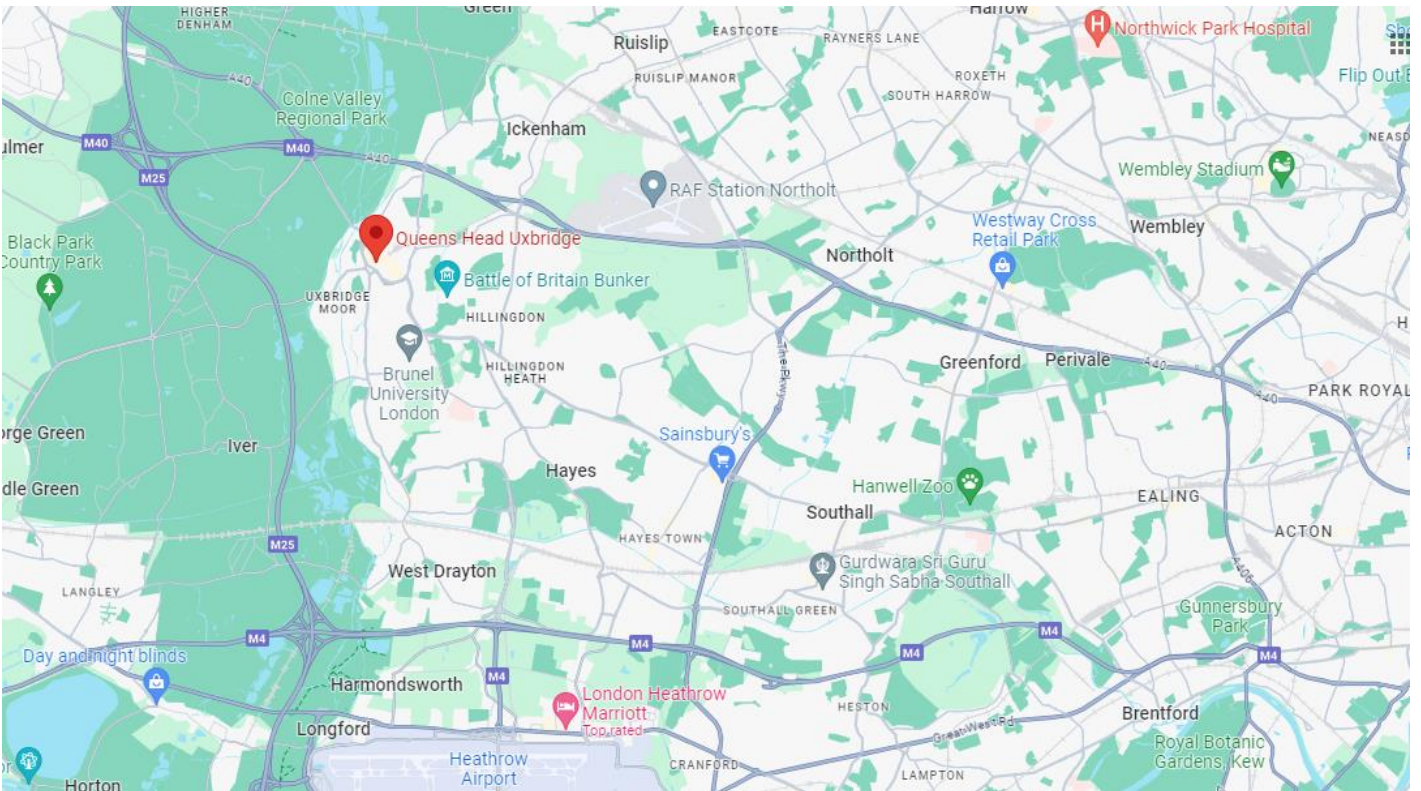
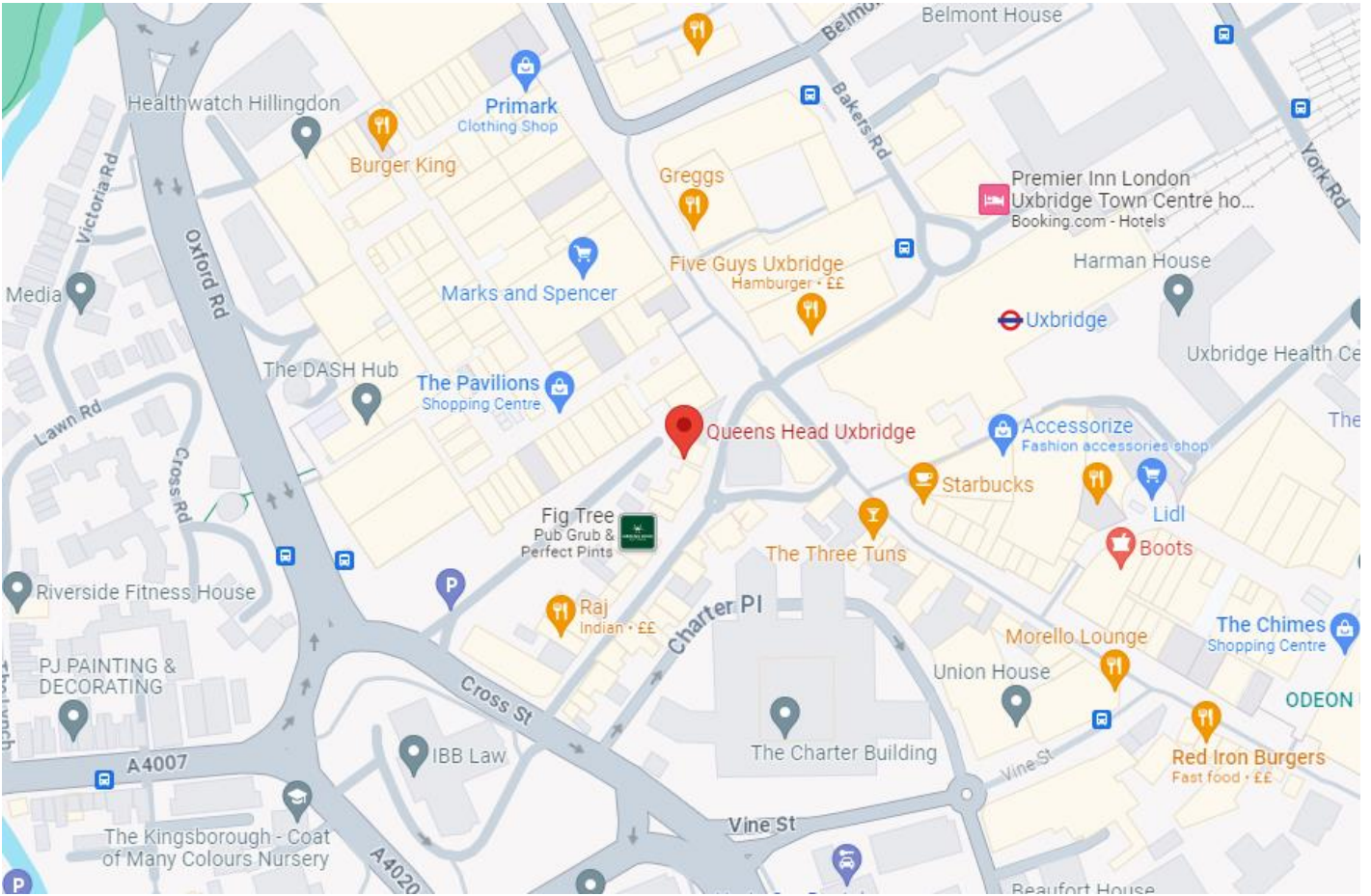
EPC

A copy of the EPC can be provided on request.

Further Information & Viewings

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

Location Plan



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