



AG&G



FORMER ATIK NIGHTCLUB

19 WILLIAM STREET, WINDSOR, SL4 1BB

FORMER ATIK NIGHTCLUB SUMMARY

VIRTUAL FREEHOLD NIGHTCLUB FOR SALE

- Scope for conversion into other licensed premises uses (subject to obtaining the necessary consents)
- Licensed to sell alcohol from 11am until 3am everyday
- Long leasehold interest until 2103 at £1 pa (fixed)
- GIA Approx. 2,745 sq m (29,500 sq ft) over 8 levels
- Sizable outdoor terrace

LONG LEASEHOLD WITH VACANT POSSESSION

OFFERS INVITED IN THE EXCESS OF
£3.5 million (+ VAT IF APPLICABLE)

SUBJECT TO CONTRACT

Joint Sole Selling Rights

COUNF306



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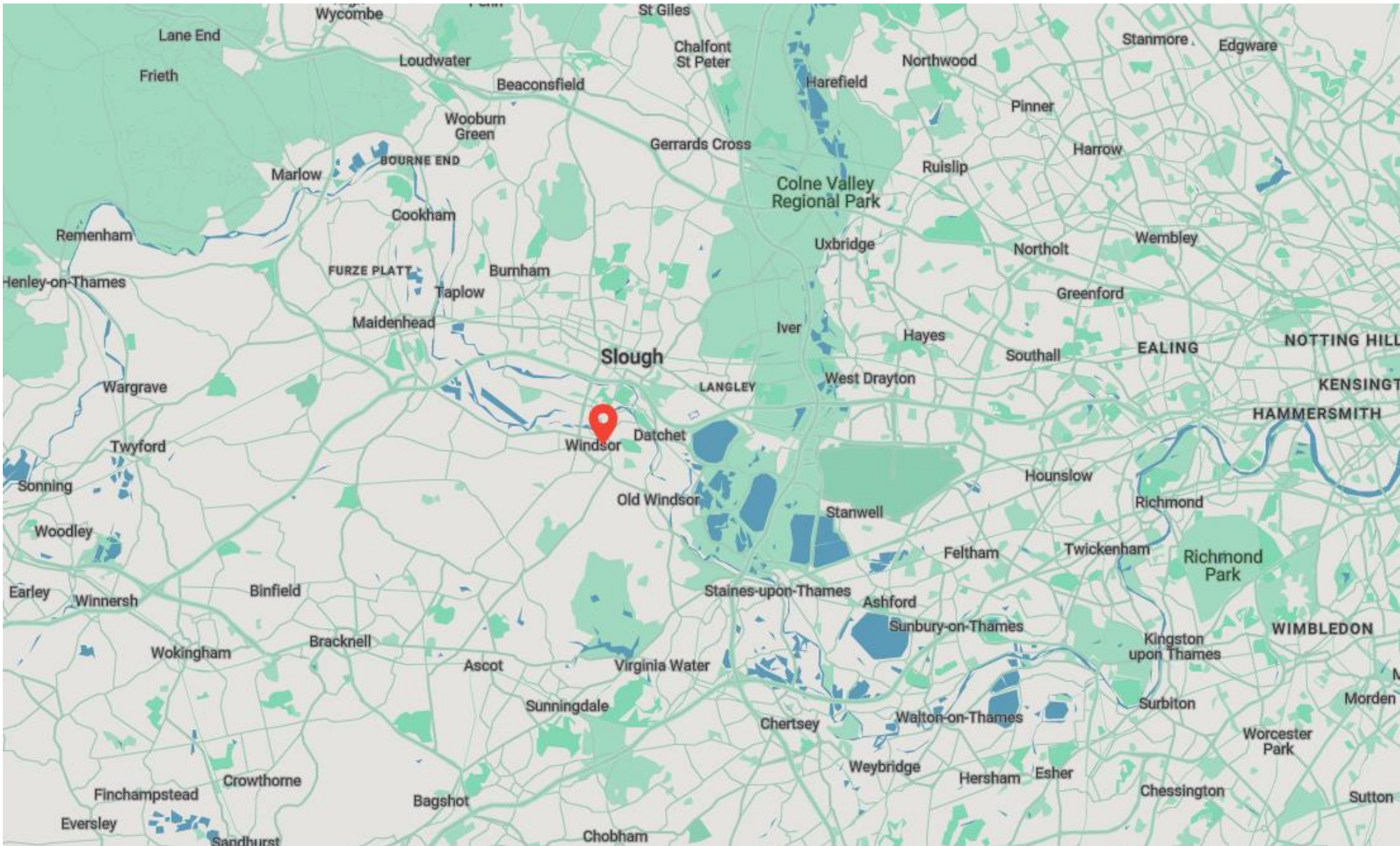
LOCATION

The property is located in the centre of Windsor, a short walk from local amenities, bars, restaurants and the retail centre, in a busy commercial pitch. The building adjoins the Minton Place office scheme.

Windsor & Eton Central Railway Station is circa 300m to the north; Windsor Castle is a little further to the north east.

Windsor Castle and its retail centre of the town attracts circa 1.5 million visitors each year, making it a major tourist hub.

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FORMER ATIK NIGHTCLUB DESCRIPTION

The club forms part of the Minton Place office and leisure development. The unit has self-contained access into a four storey venue with separate access to servicing area and car park to basement. There is an east facing balcony, with views over central Windsor to the Castle, which is located at third floor level.

The approximate floor areas are as follows:-

Lower Basement	3,298 sq ft	306.4 sq m
Upper Basement	2,534 sq ft	235.4 sq m
Ground floor	1,893 sq ft	175.9 sq m
First floor	2,115 sq ft	196.5 sq m
Second floor	2,162 sq ft	200.9 sq m
Third floor	16,560 sq ft	1,538.5 sq m
Mezzanine floor	631 sq ft	58.6 sq m
Total	29,193 sq ft	2,712.2 sq m

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.

[External \(Google Street View\)](#)

[Entrance](#)

[Internal View 1 Main Bar](#)

[Internal View 2 Disco Room](#)

[Internal View 3 Curve Bar](#)

(Above links are historic from 2020)

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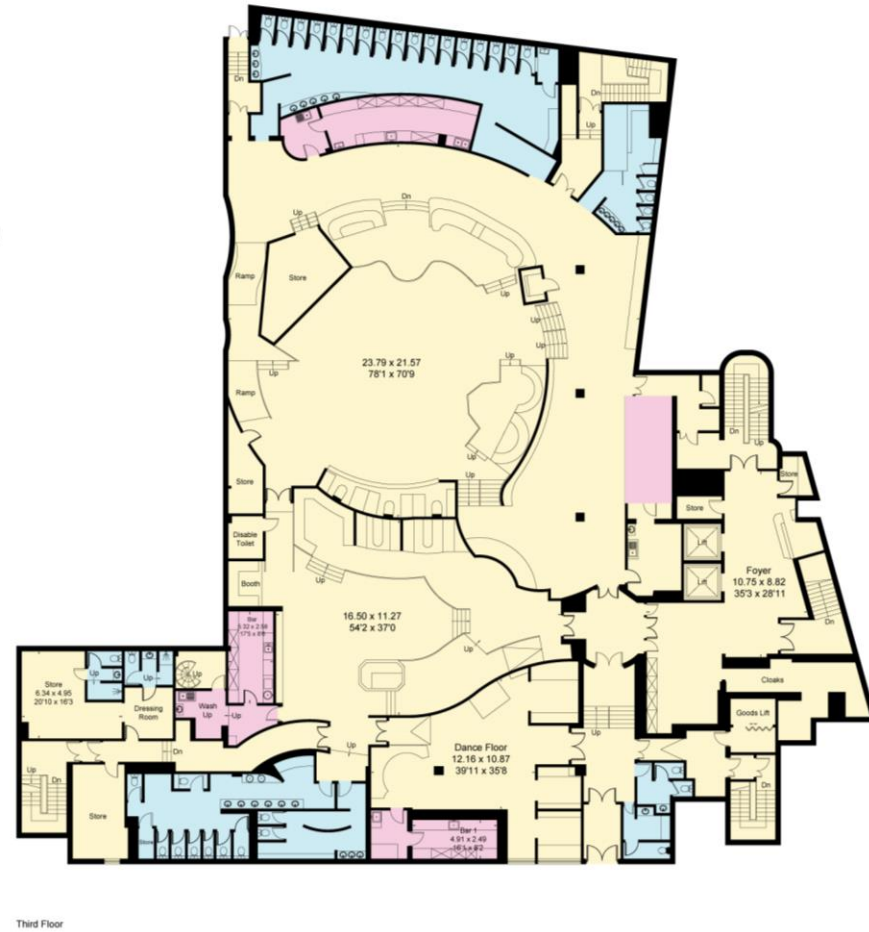
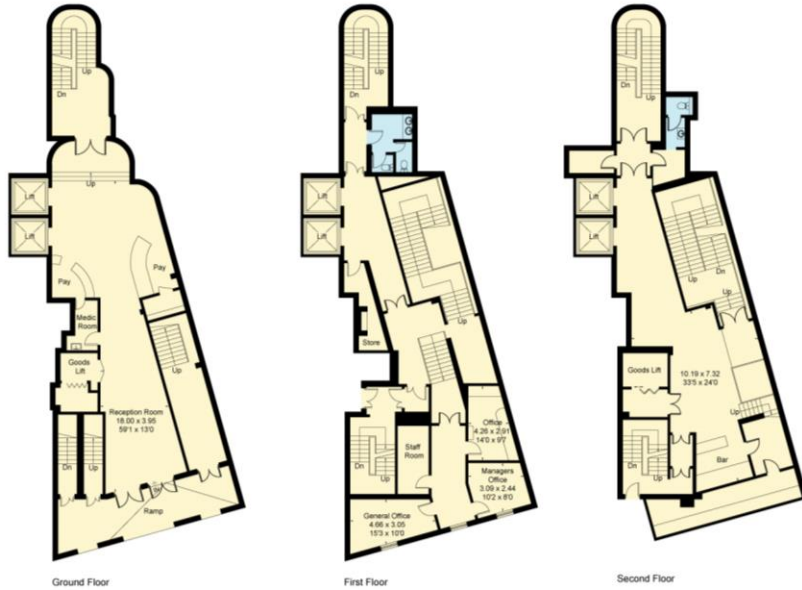
FORMER ATIK NIGHTCLUB

ARIAL VIEW

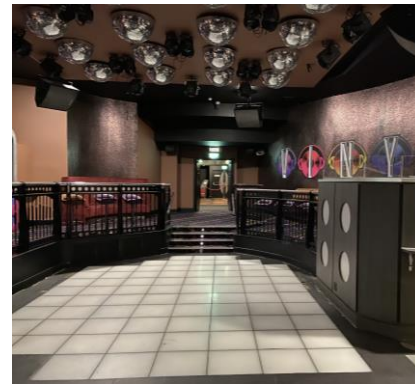


The above site plan is not to scale and is provided for indicative purposes only (source Promap).
All red lines drawn are provided for indicative purposes only.

FLOOR PLANS

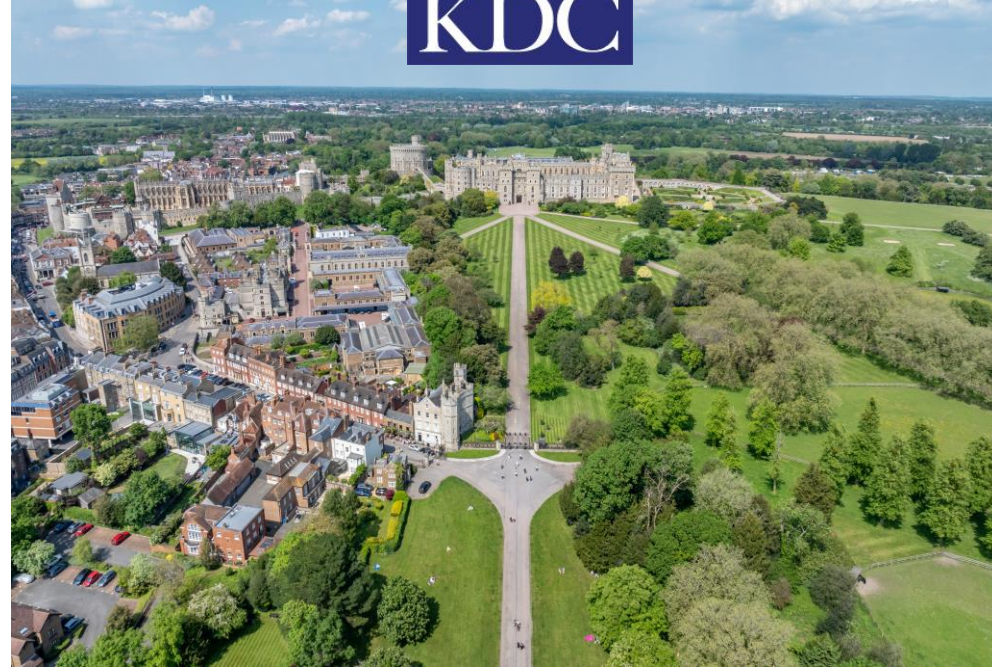


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FORMER ATIK NIGHTCLUB LICENSING

We have established that the following licensable activities are permitted every day from **11:00am until 3:00am**:-

- **Sale of Alcohol**
- **Boxing or Wrestling**
- **Performance of Dance**
- **Exhibition of Film**
- **Performance of Live Music**
- **Playing of Recorded Music**
- **Indoor Sporting Event**
- **Late Night Refreshment**

The permitted opening hours are from 11:00am until 3:30am everyday.

PLANNING

The property is Grade II listed and situated within the Windsor Town Centre Conservation Area.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.

TENURE

Long leasehold – 125 years with effect from December 1978 at a rent of £1 per annum without review. Internal repairing and decorating obligations upon tenant. A service charge is payable to the freehold owner in return for general building repair, maintenance, insurance and management.

The permitted use is as a licensed premises with storage and ancillary offices; or for any other non-residential purpose, subject to the landlord's consent, which is not to be unreasonably withheld.

RATING ASSESSMENT

The property is listed as a 'Club & Premises' and has a rateable value of £159,000 with effect from April 2023.

BASIS OF SALE

Inviting unconditional offers for the long leasehold interest with vacant possession upon completion.
Guide price £3.5 million (+ VAT if applicable).

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VIEWINGS & FURTHER INFORMATION

**The property is currently closed.
Interested parties should contact the
joint sole agents for further
information or to arrange a viewing.**



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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.

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