

NIL PREMIUM PUB TO LET – BERKSHIRE

GET SPRING/SUMMER READY WITH ONE OF THE BEST TRADE GARDENS IN THE LOCALITY!!



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

(Historic Photo)

- Located within affluent residential neighbourhood
- Charming, historic pub with separate barn / dining area
- Extensive trade garden, scope for over 100 covers
- Trade kitchen and residential accommodation to the upper parts
- Available by way of a new 20 year free-of-tie lease

REDUCED GUIDE RENT £36,000 PER ANNUM

(VAT will be payable in addition)

SUBJECT TO CONTRACT - sole letting rights

CounL433

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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

(Historic Photo)

The property is situated less than two miles to the north west of Maidenhead within the affluent 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 and the accommodation can be summarised as follows:-

Ground Floor:	Main bar area with servery and fireplace; trade 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, able to accommodate in excess of 100; seven space car park to the front.

A site plan is attached.

According to the Promap Measuring System, the property has the following building footprint and site area measurements:-

Total Building Footprints:	333 sq m (3,583 sq ft)
Total Site Area	1,633 sq m (17,570 sq ft) or 0.4 of an acre

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 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

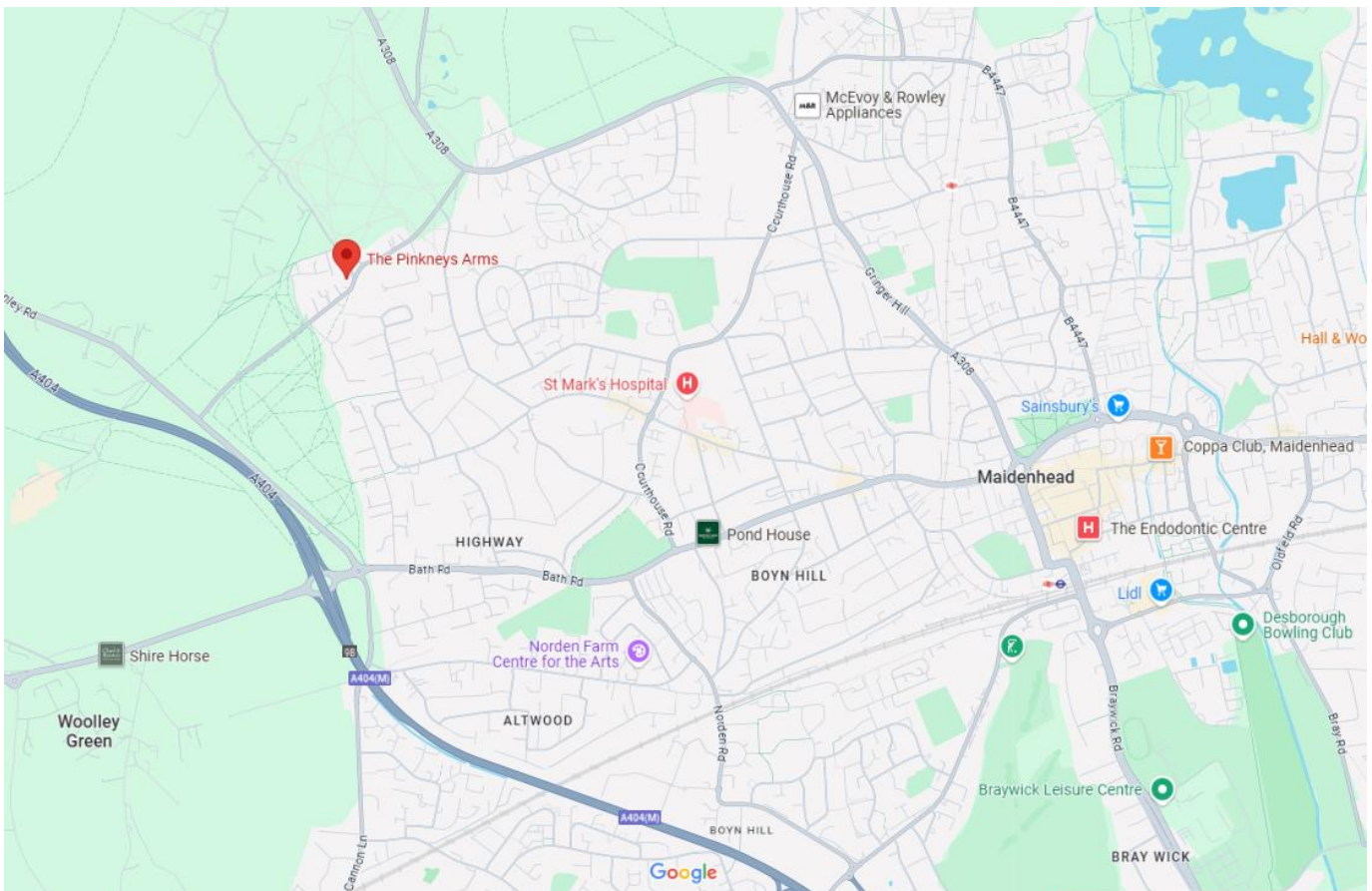
The pub is being offered premium free, on a new 20-year full repairing and insuring lease. Open market rent reviews to take place every five years and the rent will be annually index linked, upwards each year.

Reduced guide rent £36,000 per annum.

Viewings

The business is currently closed, for further information or to arrange a full viewing, please contact Panayiotis Themistocli or David Gooderham on either Tel: 07973 856 232 / 020 7836 7826 or Email: Panayiotis.Themistocli@agg.uk.com / David.Gooderham@agg.uk.com

Location Plan



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

Photographs (Historic – the pub has ceased trading)

Ground Floor



Rear Garden



Site Plan



Source: Promap. Not to scale – the red line drawn on the above plan is provided for indicative purposes only.



EPC

Historic EPC rating “D – 79”. A new EPC has been requested.

Stag & Hounds Lee Lane Huddersfield W.L.S. 0941	Energy rating D
This certificate expired on 31 August 2022	Certificate number 0230-4877-0352-4520-9054

Property type	A3/A4/A5 Restaurant and Cakes/Dining Establishments and Hot Food Takeaways
Total floor area	171 square metres

Energy rating and score

This property's energy rating is D.

