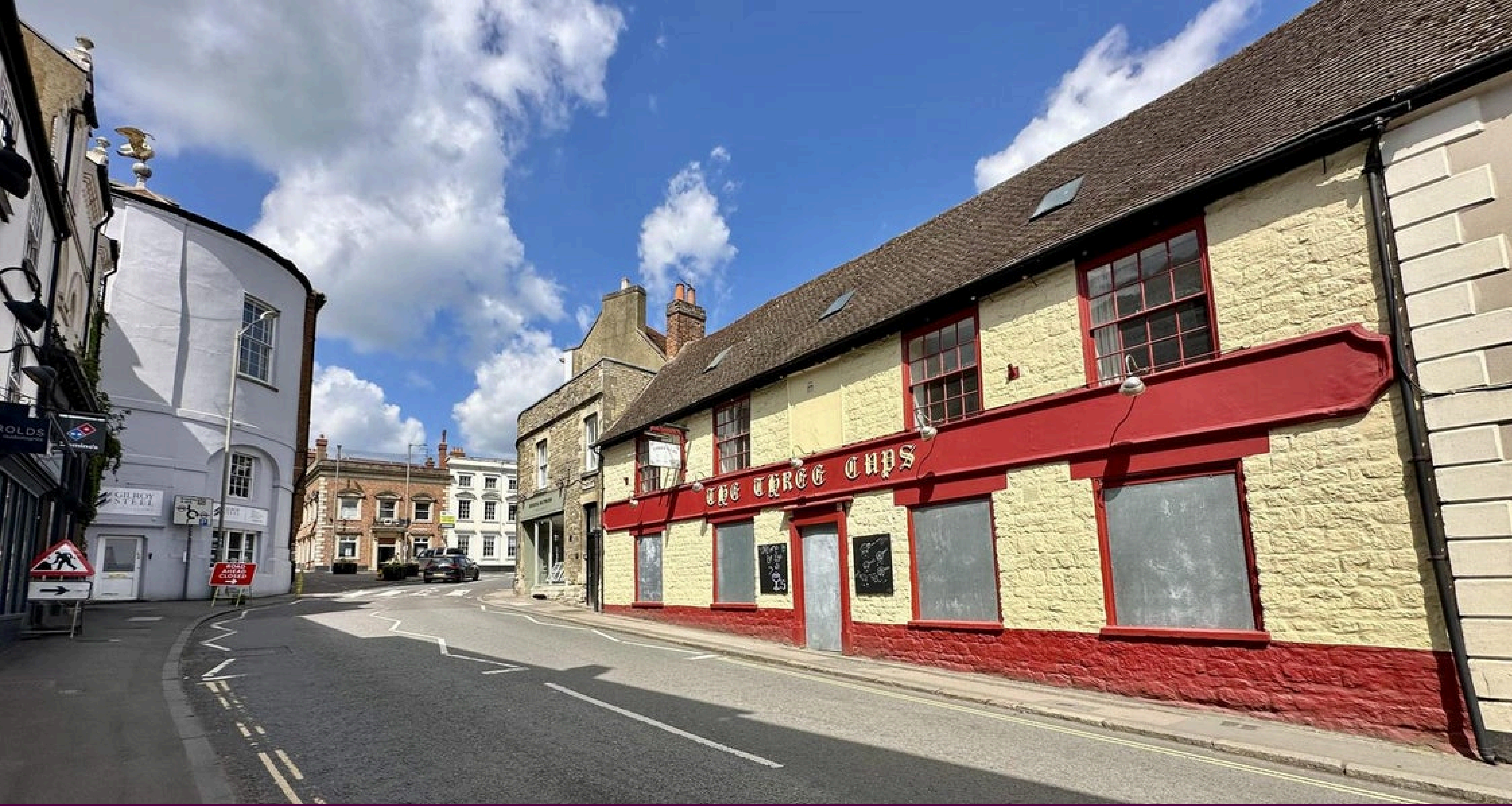

THE THREE CUPS

Bridge Street, Buckingham, Buckinghamshire, MK18 1EL

LEASEHOLD: NIL PREMIUM ANNUAL RENT: £35,000 | REF: 3858338

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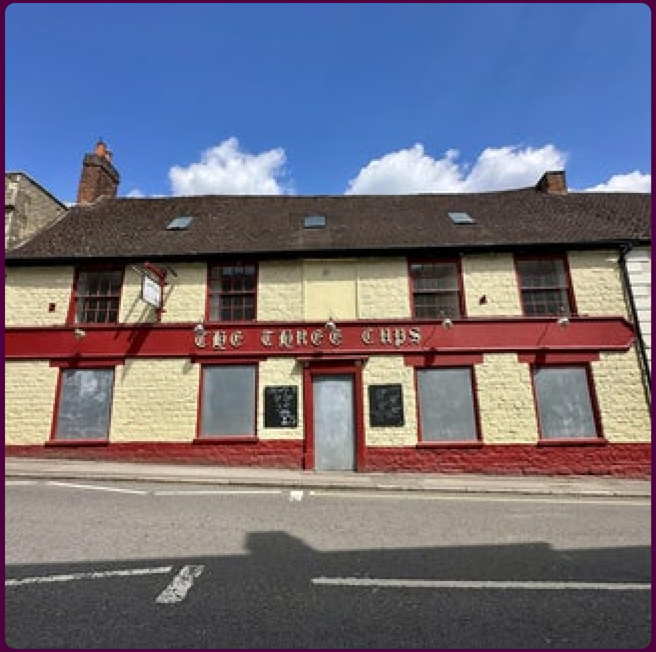


KEY HIGHLIGHTS

- Prominent position nr to Buckingham centre
- Grade II listed building w/ period character
- Scope for a new style of operation
- Substantial owner's accomm over two floors
- New 20-year free-of-tie lease available
- Closed pub - full refurbishment opportunity
  EPC C

LOCATION

The Three Cups occupies a prominent position just off the heart of Buckingham town centre, located at the entrance to Bridge Street. The property sits within a charming and historic part of the town, benefiting from strong footfall generated by the surrounding retail, hospitality and residential uses.

Buckingham is an attractive and affluent market town, popular with both residents and visitors, and benefits from good connectivity to Milton Keynes, Bicester and Oxford.

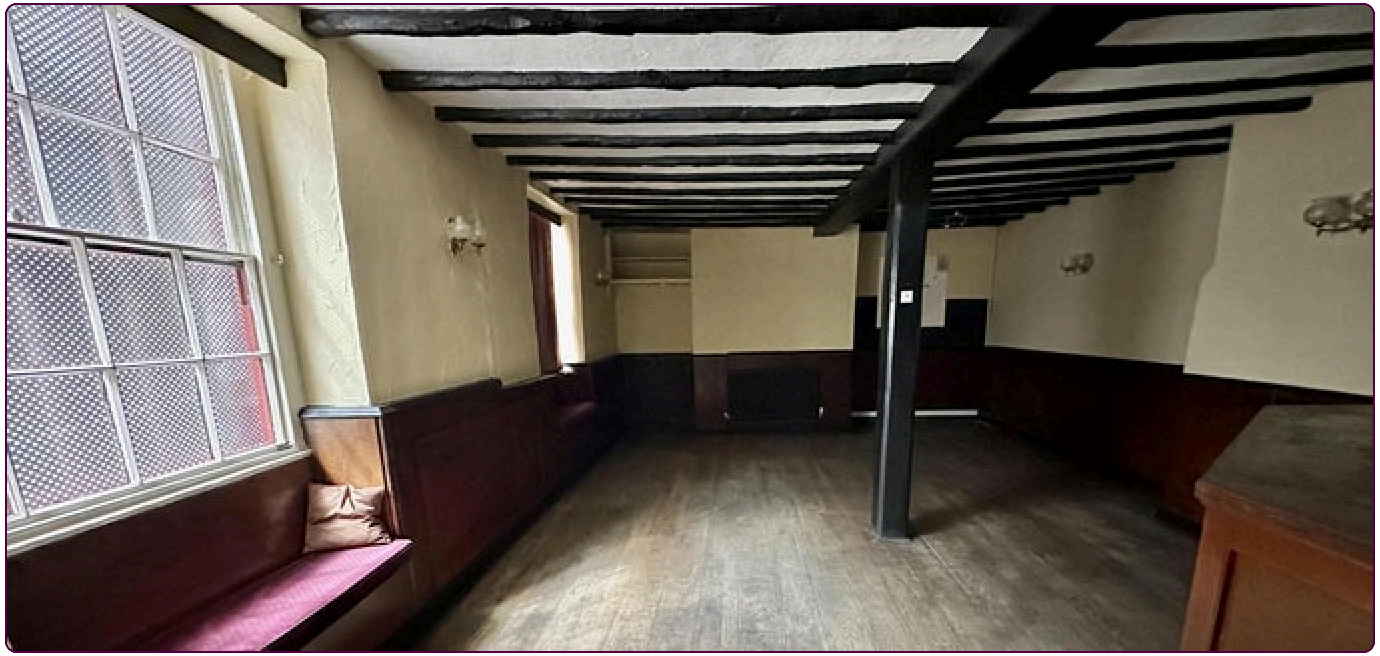
DESCRIPTION

The property comprises a characterful Grade II listed public house, dating back to the late 17th or early 18th century, with subsequent alterations in the 19th and 20th centuries. The building is constructed of painted coursed limestone beneath a pitched tiled roof with brick chimney stacks, providing an attractive period façade consistent with the surrounding conservation area.

The Three Cups is an established, traditional public house with a long-standing presence in the town and offers significant untapped potential for repositioning.

FIXTURES & FITTINGS

Sold as seen, no inventory will be provided.



THE OPPORTUNITY

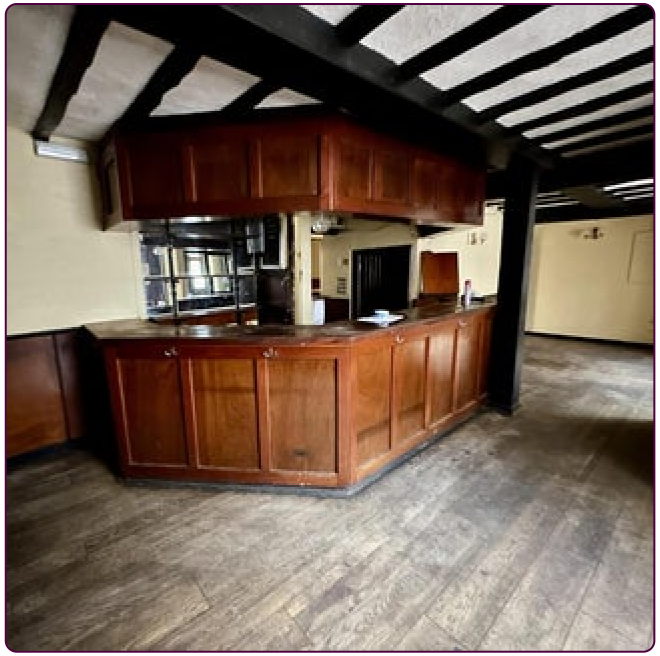
The Three Cups offers a well-located town centre site with clear scope for repositioning and value enhancement.

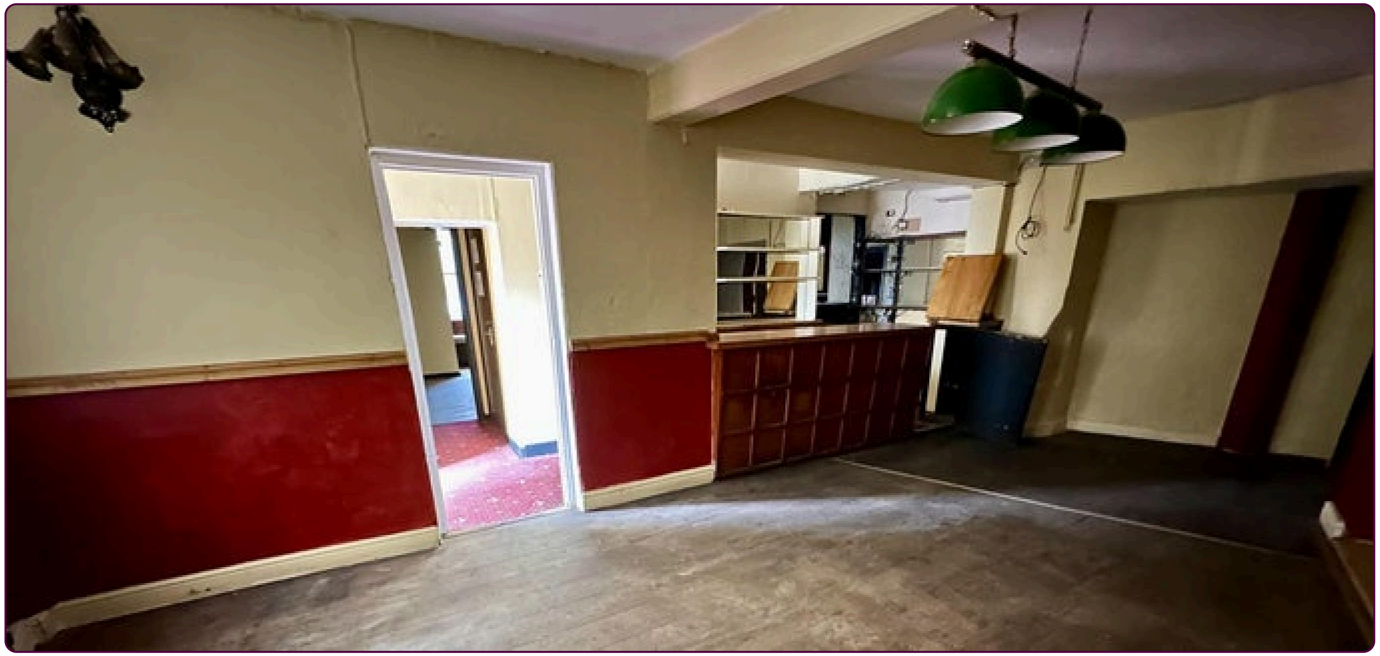
The property is currently closed and, whilst historically operating as a wet-led pub, does not benefit from a ground floor commercial kitchen. This presents an opportunity for an incoming operator to reconfigure the layout and introduce a food-led offer, subject to the necessary consents.

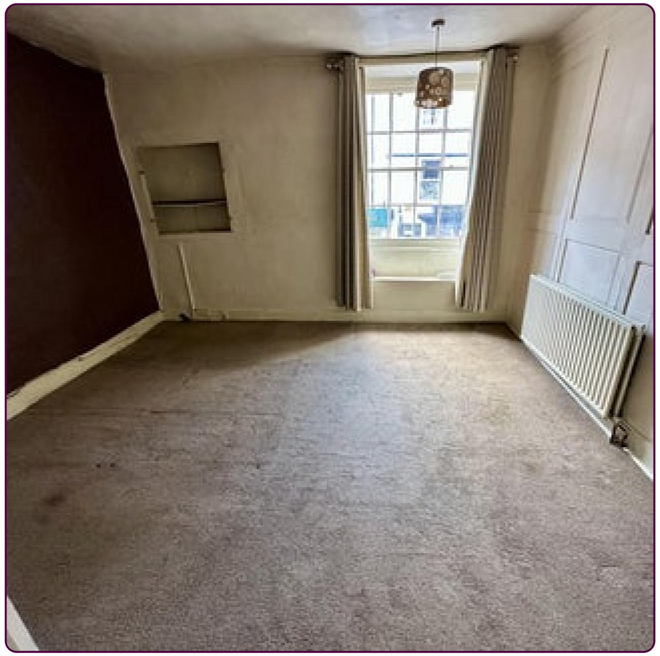
A programme of refurbishment will be required, enabling a purchaser to deliver a more contemporary trading environment and implement a concept aligned with current market demand.

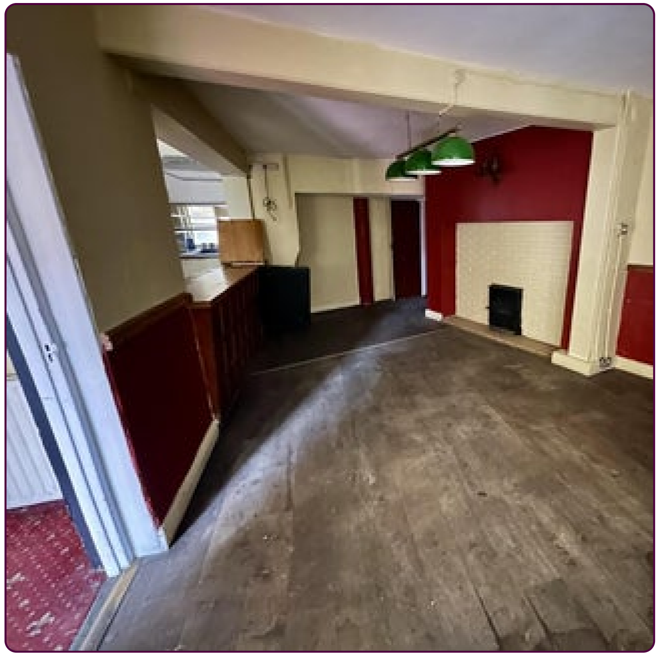
A key strength of the property is the extensive upper parts accommodation, which provides flexibility for owner occupation, staff housing, or alternative configuration to support the overall business model.

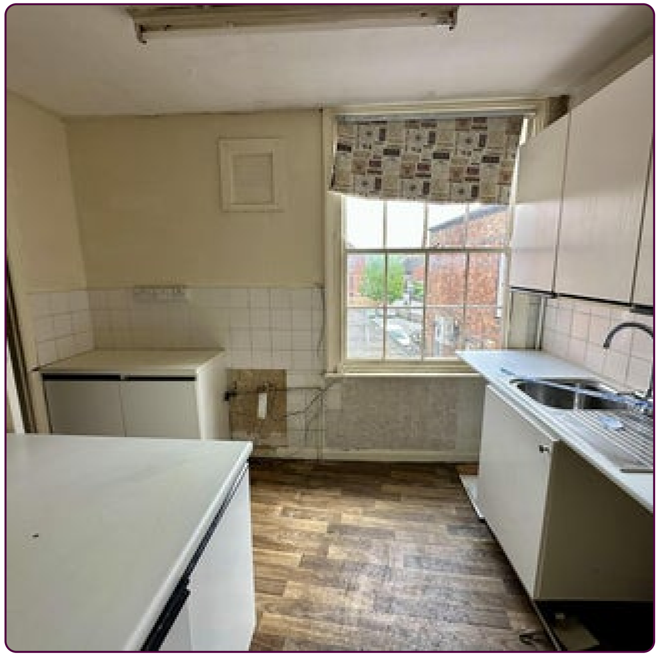
Overall, the asset is well suited to an experienced operator or investor seeking a hands-on opportunity with clear potential for redevelopment and operational uplift.











INTERNAL DETAILS

Internally, the property is currently arranged to provide a traditional pub layout, with no ground floor kitchen, and most recently was operating as a wet-led business.

A main front bar accommodating approximately 25-30 covers, a secondary rear bar providing capacity for a further circa 20 covers.

The property would benefit from a comprehensive programme of refurbishment, presenting a clear opportunity to enhance and reconfigure the existing layout.

With appropriate capital expenditure, there is scope to enhance both the trading environment and overall appeal, including the potential to rebalance the offer towards food, a cafe a more premium drinks-led concept or retail.

OWNER'S ACCOMMODATION

A particularly attractive feature of the property is the extensive owner's accommodation, which presents a range of flexible use options. The upper parts are arranged as follows:

First floor: A sizeable kitchen/dining area, together with three large well-proportioned bedrooms.

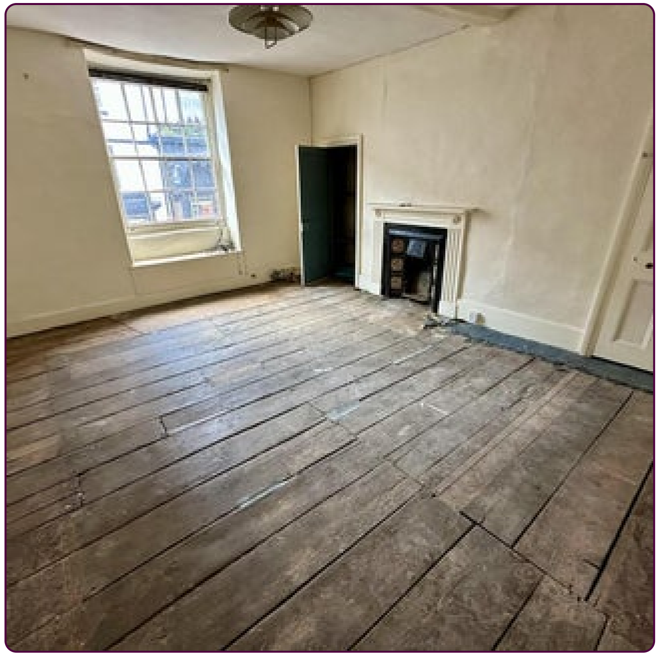
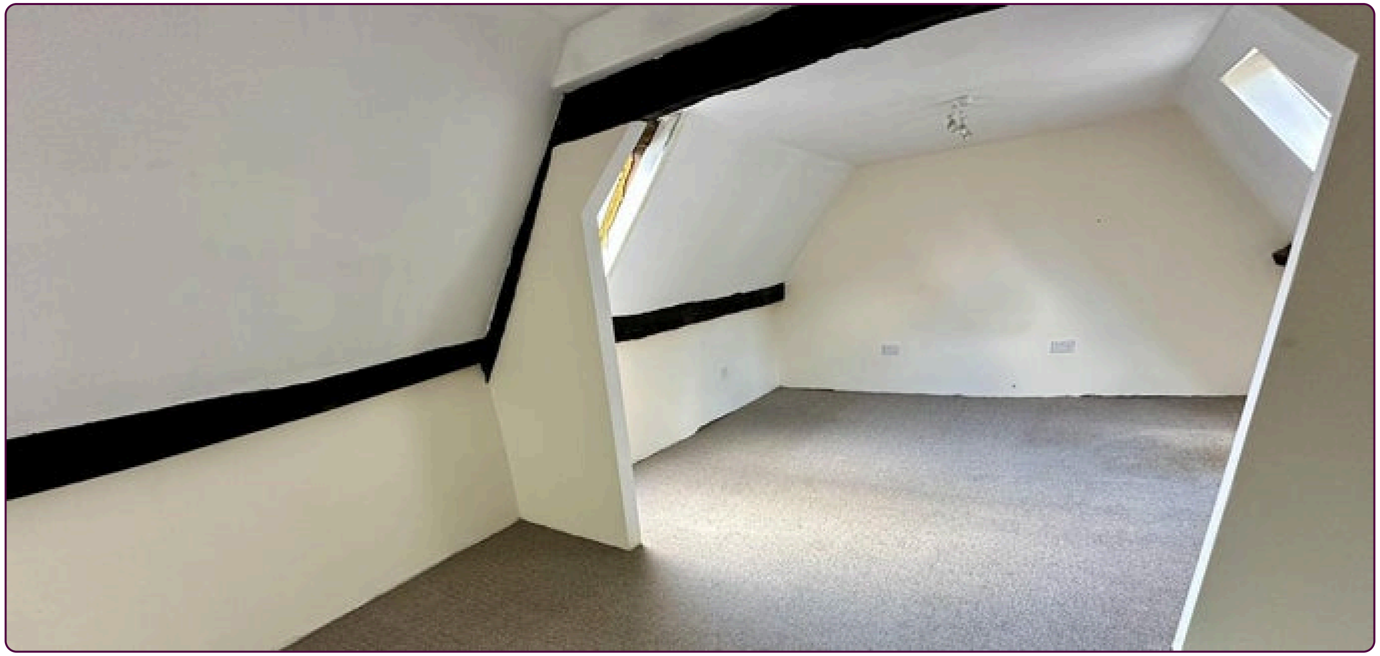
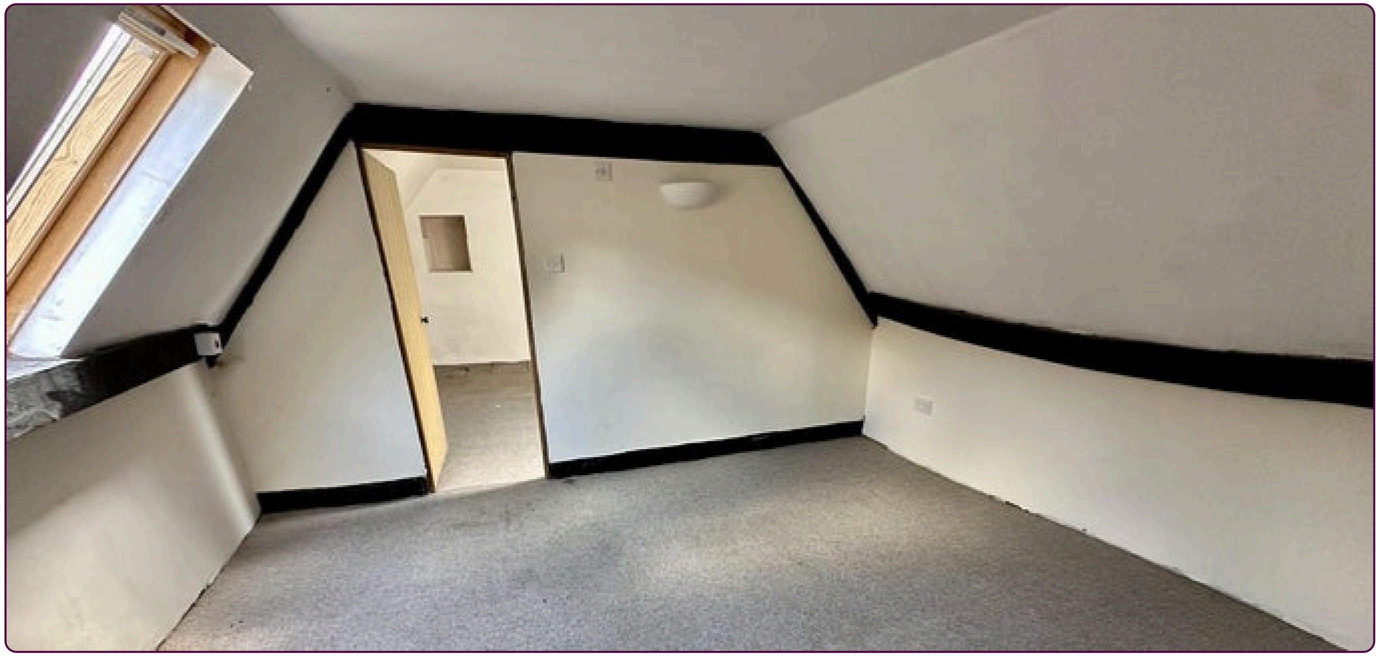
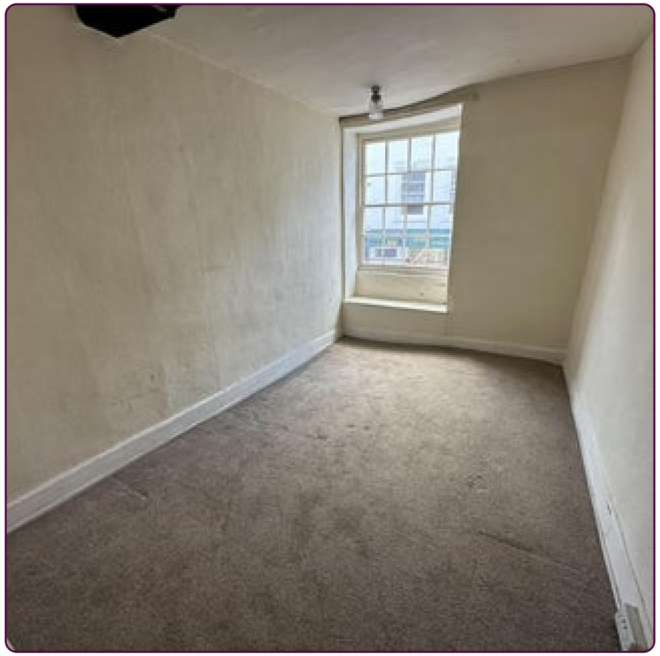
Second floor: A further two to three bedrooms, offering generous additional living space.

The scale of the accommodation provides a number of potential configurations, including: Traditional owner/manager's accommodation, staff accommodation, potential for reconfiguration or partial alternative use, subject to any necessary consents.

This level of accommodation is a significant asset and offers scope to enhance the overall viability and appeal of the property, particularly for owner-operators or those seeking to integrate living and business space.

EXTERNAL DETAILS

Externally, the property faces directly onto Bridge Street within a built-up town centre setting. There is no dedicated parking provision, although nearby public parking is available within the town.

TRADING INFORMATION

No historic trade information available.

REGULATORY

The property benefits from a Premises Licence permitting the sale of alcohol for consumption on the premises. We understand the premises previously traded to the following hours:

Monday to Thursday: 1200 – 2300
Friday & Saturday: 1200 – 00:00
Sunday: 1200 – 2300

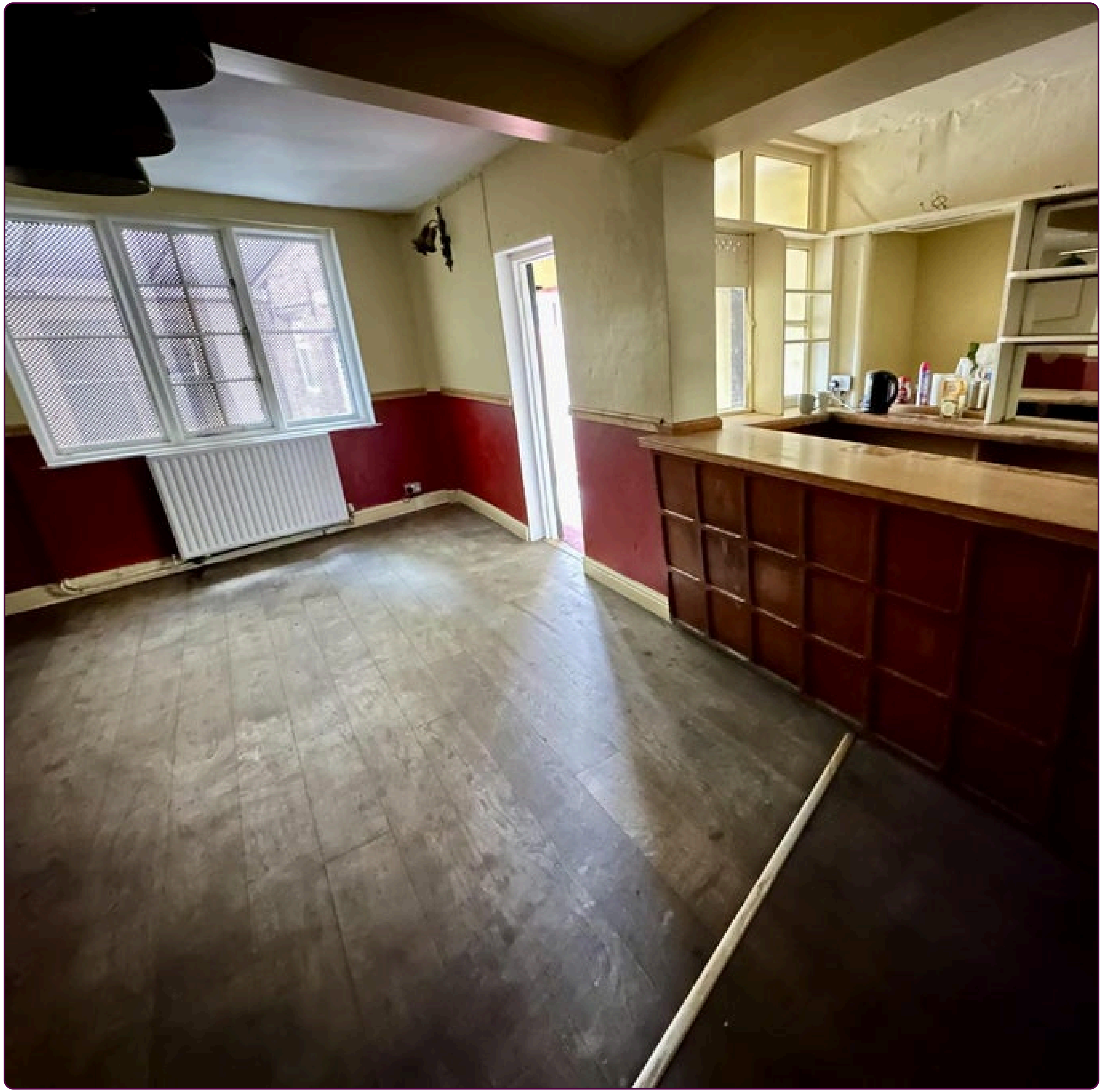
These hours provide a solid and established licensing base for a traditional pub operation, with scope for purchasers to review and, if required, vary the licence subject to the usual consents.

Prospective purchasers should make their own enquiries with Buckinghamshire Council to satisfy themselves as to the full details of the licence and any associated conditions.

TENURE

The property is offered on a free of tie, fully repairing and insuring lease for a term of 20 years. The annual rent will be £35,000 plus VAT per annum and will be reviewed five yearly. Rent will be subject to annual RPI increases, collared at 2.5% and capped at 5%.

Applicants must have sufficient capital available to cover three months rent and buildings insurance, deposit equivalent to six months rent plus VAT, £1,750 (plus VAT) legal fees contribution and working capital.



DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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E: enquiries@christiefinance.com

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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