CROWN INN

The Moor, Cookham, Maidenhead, SL6 9SB

LEASEHOLD: £90,000 ANNUAL RENT: £90,000 | REF: 3858300

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KEY HIGHLIGHTS

- Venue in sought-after riverside village
- Bar, lounge & restaurant areas 80 covers
- Trade terrace (50) & adjacent green space
- 6 high-quality ensuite letting rooms
- Long lease agreement to 2035
- Recently refurbished throughout to a high standard. Energy Rating D

DESCRIPTION

A two-storey, brick-built property with single-storey extensions and a pitch tiled roof. The original part of the property dates back to 1750 and has remained at the heart of the village ever since. There are c. 20 parking spaces and ample external trade space to the front and side of the property.

The property has recently been renovated throughout to include six well-appointed ensuite letting rooms whilst keeping several of the original features including a feature fireplace and exposed beams.

LOCATION

A seven-minute walk from the River Thames, this attractive country pub with rooms is in a highly visible location as you enter the village. The pub is only four miles from the affluent riverside town of Marlow, three miles from Maidenhead, and eight miles from Reading.

Other local points of interest are Cliveden House (three miles) and Windsor Racecourse (nine miles).

LETTING ACCOMMODATION

Six ensuite letting rooms in the annex lodge to the rear. Well-appointed, comfortable rooms with TVs, Wi-Fi, and tea and coffee making facilities.

INTERNAL DETAILS

Public areas - Main bar/lounge/snug areas with an open fireplace, exposed oak beams and space for c. 80 covers which is popular with drinkers and casual diners.

Six ensuite letting rooms situated in a separate building to the rear of the property.

Basement beer cellar.

Large and well-equipped commercial kitchen with a separate wash up area, prep room, dry store and walk-in fridge/freezers.

Ladies, gents, and disabled WCs.

Two-bedroom owner's accommodation across the first floor.

TRADING HOURS

The pub trades seven days a week.

TENURE

A partial-tied Heineken (Star Bars) lease that runs to 2035. Current annual rent is £89,000 plus vat. The lease is within the L&T act and therefore renewable.

OWNER'S ACCOMMODATION

A comfortable owner's flat with two bedrooms, a large lounge and a bathroom.

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are owned outright and will be included (inventory provided once deal is agreed).

STAFF

Some staff will need to be transferred under TUPE. A list of staff will be made available to seriously interested parties.

EXTERNAL DETAILS

Car park with space for c. 20 vehicles.

Outdoor trade space to the front and rear (50).

THE OPPORTUNITY

Trading as a country dining pub, The Crown consistently offers a quality level of service and high standards of food to retain its continuing popularity. The business' reputation has been built steadily over the years which has been backed up by an excellent team of staff that could smoothly transfer to a new owner. A new operator would immediately benefit from the pub's excellent reputation and steady stream of clientele.

BUSINESS RATES

The current rateable value according to the VOA is £34,250 from April 2026. This is not the amount payable which is c.half of this figure.

REGULATORY

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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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.

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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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