



The Swan

Ref: 3858241

1 Winslow Road, Great Horwood, Milton Keynes,
Buckinghamshire, MK17 0QN

Leasehold: Nil premium, Annual Rent: £35,000

Popular Pub in affluent area

Quarter of an acre site, GIA 2100 sq ft

Bar (30) Restaurant (30)

Large trade garden (100) and parking (15)

New FOT lease available - £35k rent

Immediate possession available - currently closed





Description

A detached, two storey property that sits in a quarter of an acre plot. There is a large trade garden to one side with a car park on the other, suitable for c.15 vehicles. The ground floor trading area is decorated in a traditional style with exposed timber beams and a bar servery. The first floor has recently been refurbished as offers ample owner/staff accommodation.

Location

A traditional pub located in the charming village of Great Horwood, six miles south west of Milton Keynes.

Other nearby notable towns include Buckingham (6 miles) Bicester (15 miles) and Aylesbury (12 miles).

Internal Details

Bar area - 30
 Restaurant - 30
 Commercial Kitchen with wash up
 Ladies and gents WC's
 12ft x 12ft storage room
 Basement beer cellar
 Five bedrooms, lounge, kitchen and bathroom above the pub

Fixtures & Fittings

We have been advised that the F&F throughout is owned outright and can be purchased from the landlord - offers invited.





External Details

A large trade garden incorporating two storage sheds and a smoking hut that can accommodate up to 100 guests. Car park for c.15 cars.



Owner's Accommodation

Newly refurbished and very comfortable owners/staff accommodation consisting of five bedrooms, a lounge, kitchen and bathroom. A new operator would also have the option of considering letting rooms should they wish.



Business Rates

Rateable value of £6,500 (payable is typically c.half of this amount)

Regulatory

Premises licence



The Opportunity

The Swan offers a new operator with a significant opportunity to reopen and re-establish this currently closed pub. A new offering will appeal to the local market as well as drawing business from Milton Keynes and other surrounding towns.

Immediate occupation is available once terms are agreed allowing a new owner to take advantage of the remainder of the summer trade. The newly refurbished owners accommodation is also a great appeal of this property providing comfortable lodging for staff members. Selling the rooms as letting accommodation may also be an opportunity.

Staff

The pub is currently vacant so no staff to be transferred.

Tenure

A new free of tie, FRI lease to be granted to a new experienced tenant with an annual rent of £35k. A three month rent deposit will be required. Other terms such as length of lease are open to negotiation.

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APPROX. GROSS INTERNAL FLOOR AREA 3758 SQ FT 349.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, CAR PORT & OUTBUILDINGS)



Customer Due Diligence Checks

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:

Tim Widdows

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Reading

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