GREEN MAN

Village Road, Uxbridge, UB9 5BH

Key Highlights

- Freehold public house investment
- Entire property let to a private individual
- Current rent of £64,000 per annum
- Lease expires June 2032
- The rent is subject to five yearly open market rent reviews
- We are instructed to invite offers in excess of £1,030,000 (5.9% NIY)
- Business unaffected by sale
- **Google Street View Link**

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33 Margaret Street
London W1G 0JD
+44 (0) 207 409 8178

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Location

Located in the attractive village of Denham in the county of Buckinghamshire, 7 miles (11 kilometres) north of Slough and 19 miles (30 kilometres) north west of central London.

The Green Man is situated fronting Village Road in the village centre with nearby operators including The Swan, Falcon and Da Remo Italian restaurant.

Description

The property comprises the ground and first floor of a two storey mid terrace building with brick elevations beneath a pitched roof. The property has been extended to the rear.

Accommodation

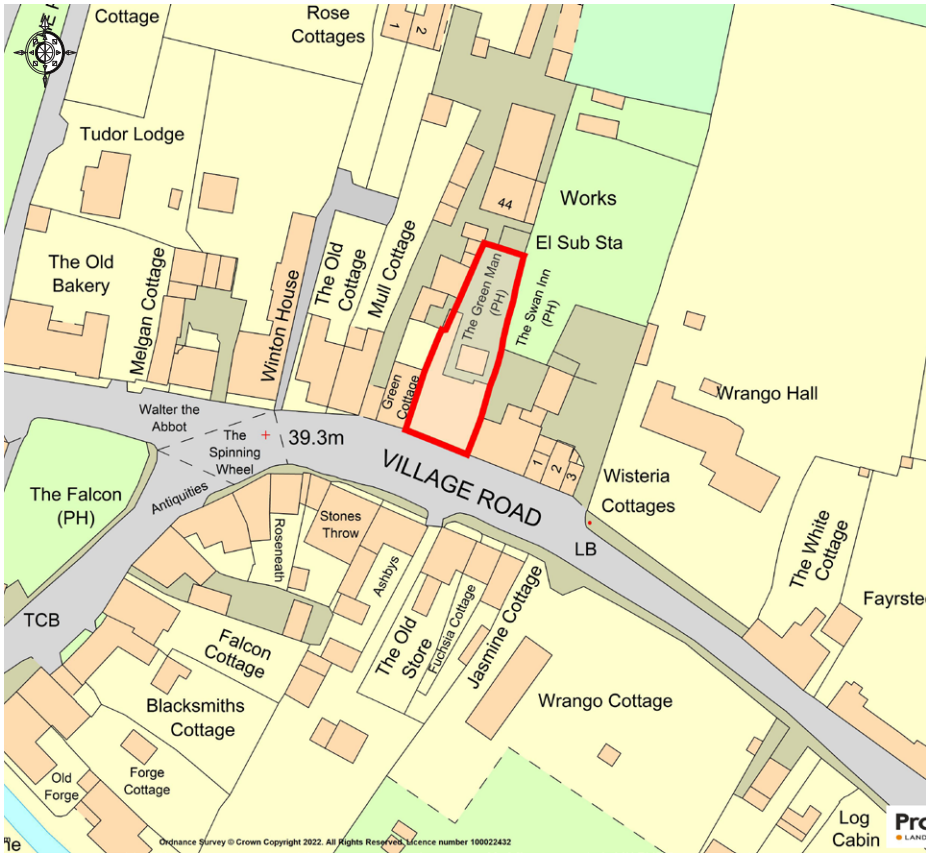
Ground Floor: The ground floor provides a bar area to the front and dining room to the rear with a bar servery to the side and seating on loose tables and chairs for 50 customers. Ancillary areas include a trade kitchen, customer WCs and beer cellar.

First Floor: The first floor provides manager's accommodation comprising three bedrooms, kitchen, living room, bathroom and WC.

Externally: There is a large trade patio to the rear with a separate bar servery, which is partly covered by a marquee with seating on loose tables and chairs for 50 customers. Additional seating is provided to the front elevation for a further 12 customers.

Tenure

The property is held freehold (Title Number BM210178).



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Tenancy

The entire property is let to a private individual on a 20 year lease from 7 June 2012 at a current rent of £64,000 per annum which is subject to five yearly open market reviews.

Planning

The property is Grade II Listed and is situated within The Denham Conservation Area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT.

EPC

An EPC is in the course of preparation.

Terms

We are instructed to invite offers in excess of £1,030,000 (5.9% NIY) assuming the usual purchasers costs.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewings & Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

Contact

Stuart Stares
+44 (0) 7807 999 841
sstares@savills.com

James Grasby
+44 (0) 7866 203 540
james.grasby@savills.com

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Designed and Produced by Savills Marketing: 020 7499 8644 | January 2023

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