

**FREEHOLD PUB  
FOR SALE  
OFFERS INVITED**

- Traditional pub in densely populated residential area
- Situated just west of Maidenhead town centre
- Occupying 0.11 acre site
- Private accommodation to rear and above
- Potential for continued pub use or development (STP)



**The North Star, 91 Westborough Road, MAIDENHEAD, SL6 4AP**



**DRAKE  
& COMPANY**  
020 7495 7500  
PROPERTY CONSULTANTS



## LOCATION

The large affluent town of Maidenhead has a resident population of 78,000 and is situated 25 miles west of London. The North Star is situated in a densely populated residential area west of the town centre.

## PROPERTY

A detached public house occupying a corner location with an outside trading area to the front and private garden to the rear. The property comprises the following:

<b>Ground Floor</b>	Main bar, lounge bar, beer cellar and WC's. Private accommodation comprising lounge, private kitchen & bathroom
<b>First Floor</b>	Private accommodation comprising 4 rooms
<b>External</b>	External seating area to front, private garden to rear and off road parking for a single vehicle.

From digital mapping and our inspection we estimate that the property provides the following approximate areas:

<b>Total Site Area</b>	<b>0.112 acre</b>	<b>453 sq m</b>
<b>Gross Built Area (Ground)</b>	<b>1,349 sq ft</b>	<b>125 sq m</b>
Ground Floor Bar	638 sq ft	59 sq m
Ground Floor Ancillary	92 sq ft	9 sq m
Ground Floor Private Accom	675 sq ft	63 sq m
1st Floor	359 sq ft	33 sq m
<b>TOTAL</b>	<b>1,764 sq ft</b>	<b>164 sq m</b>

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

## ACV

Interested parties are advised that the property is listed as an ACV (Asset of Community Value). Following the decision to dispose of the freehold interest a moratorium period has been triggered which expires on 22 July 2018.

## ALTERNATIVE USE POTENTIAL

In our view, there is excellent alternative use potential, subject to planning.

## LICENCES & OPENING HOURS

Licensed for the supply of alcohol and live entertainment the permitted opening hours are Monday to Thursday 11:00-23:30, Friday & Saturday 11:00-00:00 and Sunday 11:00-23:30. The purchaser to take a transfer of the Premises Licence at their own expense (if required).

## RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £11,600 / Rates payable 2017/18: £4,406.

Interested parties are advised to verify these figures with Royal Borough of Windsor and Maidenhead on 01628 683800.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## TERMS

We are instructed to invite offers, excluding VAT, for the benefit of our client's freehold interest, with vacant possession. The purchaser will also be required to purchase all sound/saleable stock & glassware at valuation.

## VIEWING

For further information or to arrange an appointment to view contact sole agents:

**Warren Drake - 020 7495 7500**  
**warren@drakeproperty.co.uk**

**drakeproperty.co.uk**  
180 Piccadilly, London, W1J 9HF



## Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.