

THE CROWN

BURCHETTS GREEN, MAIDENHEAD SL6 6QZ



PUBLIC HOUSE AVAILABLE WITH VACANT POSSESSION
ALL ENQUIRIES

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HIGHLIGHTS INCLUDE:

- Attractive two storey corner pub in the affluent village of Burchetts Green
- Internal trading area for approximately 28 covers
- First floor living accommodation
- Good size plot of 0.37 of an acre
- Alternate use potential subject to obtaining the necessary permissions
- Offers are invited for both the freehold and leasehold interest

LOCATION

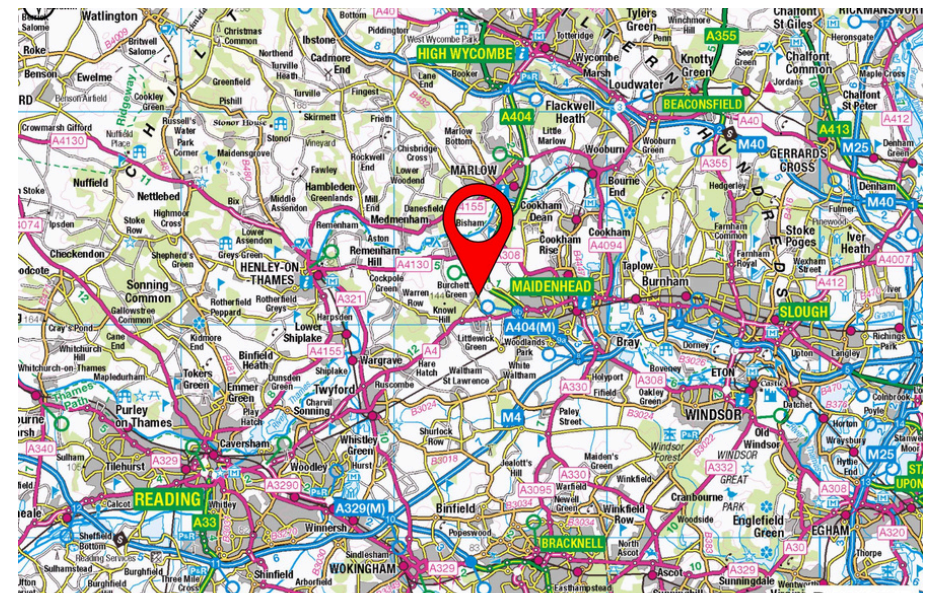
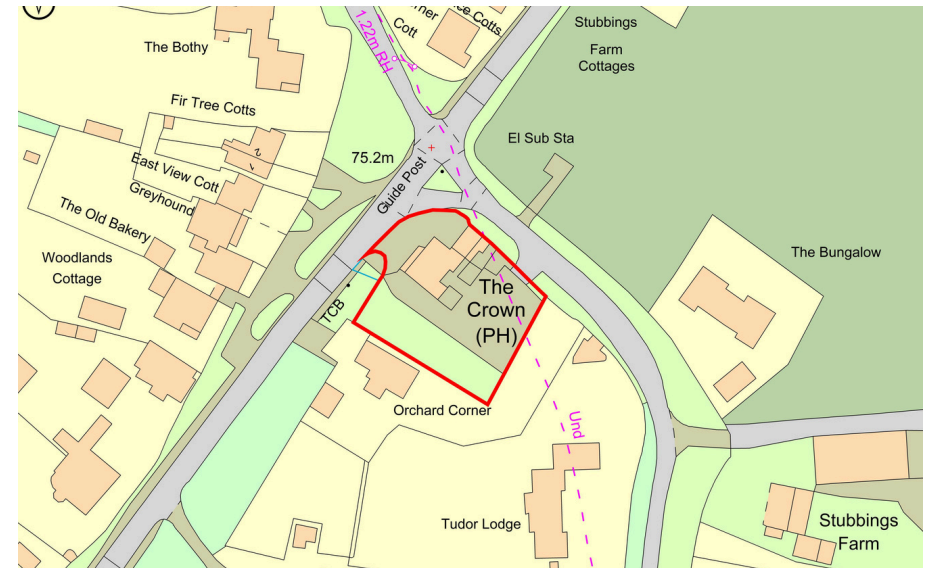
The Crown is located approximately 2.8 miles (4.6 kilometres) to the west of Maidenhead, 9.3 miles (15 kilometres) northeast of Reading city centre and 28.6 miles (46 kilometres) west of central London.

The premises is located within Burchetts Green, a small the rural village on the outskirts of Maidenhead. The local area of Burchetts Green is serviced by strong transport links with the A404 located to the north of the premises, providing easy access to the M4 to the south and M40 to the north. The area also possesses good public transport links with Maidenhead train station located 3 miles to the east, providing direct links to London Paddington via the Elizabeth line in under 40 minutes.

DESCRIPTION

The Crown is an attractive detached property holding a strong corner position fronting the junction of Burchetts Green Road and Burchetts Green Lane. The property consists of a brick construction beneath a multi-pitched tiled roof with a single storey brick extension to the side of the property.

The property sits on a plot size of 0.378 of an acre and has a Gross Internal Area of approximately 2,000 square feet.



ACCOMMODATION

Ground: The ground floor is in good standard throughout and comprises a main bar/ restaurant area with approximately 26 covers with informal drinking at the main bar area. Ancillary areas include a good sized commercial kitchen with associated stores, cooled cellar and customer W/C's.

First: The first floor comprises an office, kitchen, family bathroom and a double bedroom.

External: The property benefits from a front trade area for c.14 covers and to the side a further 12 covers. To the front and side of the property there is a single storey double garage which is currently used for storage. To the rear, there is customer car parking for c.16 spaces.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises is permitted to sell alcohol under the following hours:

- Monday to Saturday: 11:00 – 23:30
- Sunday: 11:00 – 22:30

SALE PRICE

Offers are invited for the freehold interest + VAT.

LETTING TERMS

Offers invited for a new Free of Tie lease.

PLANNING

The Crown is not listed but falls within the Green Belt. All planning enquiries should be made to Windsor and Maidenhead Borough Council.



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SERVICES

We are verbally advised that all mains and services are connected to the property.

FIXTURES AND FITTINGS

Trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ upon completion will be included within the sale. Any branded or leased items and any items owned by third parties will be excluded.

TRADING

The premises is currently open for trading. Under no circumstances should any direct approach be made to any of the occupational tenants staff.

RATEABLE VALUE

The premises has a Rateable Value of £6,800 as of April 2023.

EPC

The premises has an EPC rating of C - 71.

TENURE

Freehold with full vacant possession.

MONEY LAUNDERING

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

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills.



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