

KING WILLIAM IV

HAMPDEN RD, SPEEN HP27 0RU

FREEHOLD PUBLIC HOUSE FOR SALE

savills



HIGHLIGHTS INCLUDE:

- Freehold Public House For Sale
- Site area of 0.422 acres (0.17 hectares)
- Property arranged over four levels: basement, ground, first and second floors extending 2,962 ft² (275.2 sq m)
- Four bedroom owners / managers accommodation
- Situated in a highly desirable village
- Offers invited

LOCATION

The property occupies a prominent and attractive position on Hampden Road in the sought-after Chiltern village of Speen, an affluent rural settlement within Buckinghamshire and forming part of the wider Lacey Green parish.

Speen is situated approximately 3 miles south-east of Princes Risborough and around 5 miles north of High Wycombe, benefitting from strong accessibility to the surrounding towns and the wider South East commuter belt. The village lies within the Chiltern Hills, a designated Area of Outstanding Natural Beauty, attracting visitors year-round for walking, cycling and countryside leisure pursuits.

The property is conveniently accessed via local road networks connecting to the A4010, which provides direct links to High Wycombe and Aylesbury. The M40 is located approximately 7 miles to the south, offering strategic access to Oxford, Birmingham and London. Mainline rail services are available from Princes Risborough railway station, providing regular direct services to London Marylebone and Oxford, enhancing both commuter and visitor connectivity.

DESCRIPTION

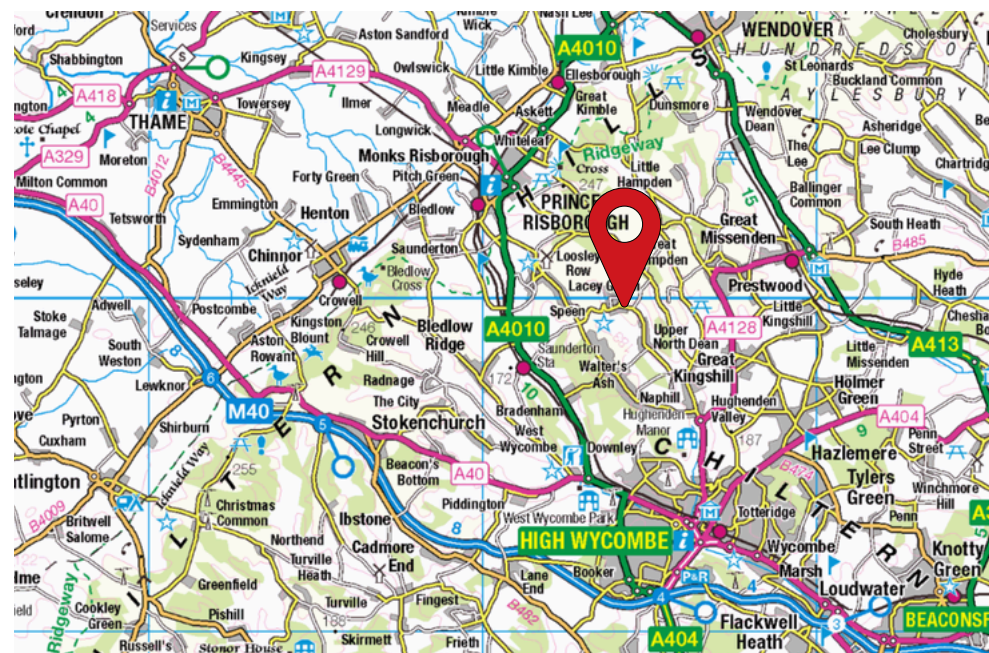
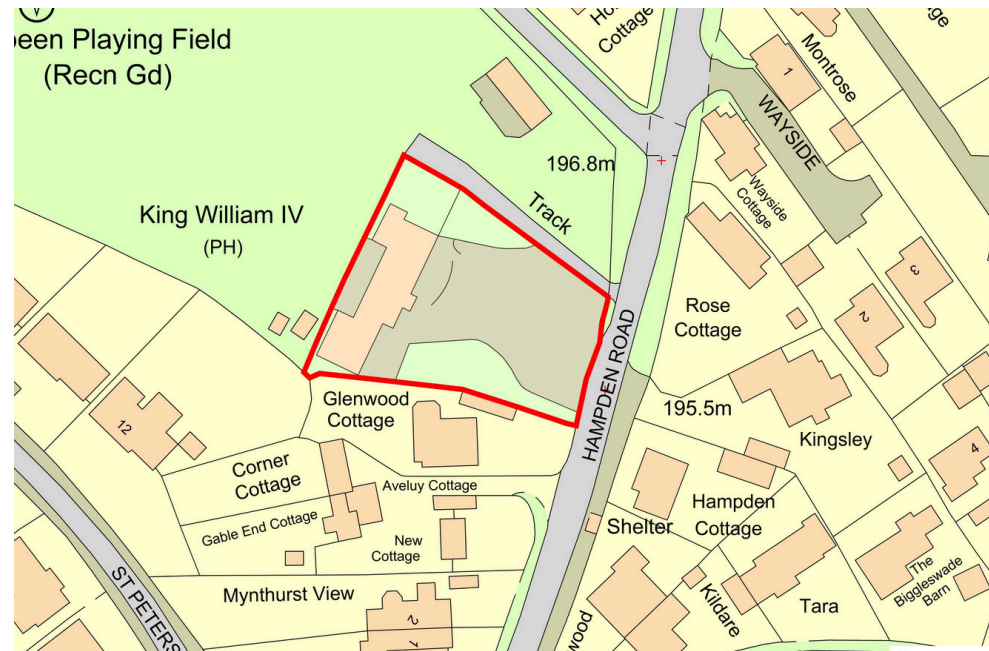
The property is a Grade II listed building arranged over basement, ground, first and second floors. The building is brick built beneath a pitched clay tile roof with single glazed wooden framed windows.

LINKS

WHAT3WORDS



GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor The ground floor comprises of a mix of wooden and tiled flooring with exposed wooden beams and a central bar servery. The internal trade area comprises of interconnecting rooms with previous capacity to accommodate for 40 covers. To the rear is a commercial kitchen and WC facilities. Further ancillary areas include additional storage rooms and a utility store.

First Floor The first floor comprises of two bedrooms, bathroom, kitchen and lounge.

Second Floor The second floor comprises of two bedrooms.

Basement The property benefits from a large basement cellar and additional storage.

Externally To the front of the property is a large gravel car park with capacity for approximately 20 spaces. To the rear is a contained trade garden. Also various outbuildings including a walk in freezer and two sheds for additional storage.



TENURE

The property is held freehold (Title Number BM259948). The Public House is currently closed and not trading.

PLANNING

The site falls under the sui generis pub use class. The property is located in the Speen Conservation Area, within a designated Green Belt, within the Chilterns Area of Outstanding Natural Beauty (AONB) and is Grade II listed (ref: 1332009)

SERVICES

We understand that heating is supplied by external above ground oil storage, all other services are connected to the mains.



VAT

VAT is applicable at the appropriate rate.

BUSINESS RATES

2023- £7,850.

EPC

EPC has been commissioned.

TERMS

We are instructed to invite offers for the freehold with vacant possession.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures, fittings, and equipment remaining at the property on the day of completion. As the property has been unoccupied for an extended period, no warranties or guarantees can be provided regarding the condition or operation of any equipment or items. No inventory will be supplied, and all items remaining at completion will be included within the sale.

MONEY LAUNDERING

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



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VIEWINGS

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.

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