

Licensed Leisure The Beaconsfield Arms

110 Hughenden Road, High Wycombe, HP13 5PB

Prominent Freehold Public House For Sale
Guide Price £450,000



- Large site of 0.231 acres (0.093 ha)
- Potential to improve the trading performance of the pub
- Development potential (STP)
- Freehold available



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Location

The Beaconsfield Arms is located to the north of High Wycombe town centre on the corner of Hughenden Road and Hamilton Road. The area provides a mixture of uses and is popular with student housing.

High Wycombe is a large town in Buckinghamshire. It is approximately 29 miles (47 kilometres) north-west of Central London and has excellent communications with the M40 within 1 kilometre to the south and journey times via train into Central London (Charing Cross) of approximately one hour, five minutes.

Description

The site extends to 0.231 acres (0.093 hectares) and is generally rectangular in shape but the site undulates considerably rising from east (front) to west (rear).

The property comprises a prominent two storey building with a third storey in the eaves.

Elevations are of red brick in the main with mock Tudor gables and beams to the elevation fronting Hughenden Road. Glazing is mixed throughout with generally wooden casement windows under a clay tiled pitched and hipped roof. The main building occupies approximately 30% of the site.

To the front of the pub, there is a raised terraced trade area, part lawned also, with approximately 36 covers across picnic benches. To the rear there is a car park with space for approximately 13 vehicles.

Internally there is a u-shaped servery upon the right of entering the property, with an entertainment area with pool table to the left. The back of house areas are located behind the servery. The first floor managers flat which is accessed close to the entrance comprises 2 bedrooms, office with a combined lounge and kitchen. The second floor provides attic space.

The gross internal area for the public house is approximately 299 sq m (3,220 sq ft).

Rateable Value

The property is Listed in the 2017 Rating List with a rateable value of £17,500. The National Multiplier in England and Wales for 2017/2018 is 0.479.

Premises Licence

A Premises Licence has been granted under the 2003 licensing act. The premises is licensed to trade under traditional hours.

Planning

The property is not Listed, nor is it situated in a Conservation Area.

The property currently holds A4 Public House consent. The public house is also subject to an Asset of Community Value (ACV) Listing.

Tenure

The property is available freehold with vacant possession. The current tenant occupies the property by way of a Tenancy at Will (TAW).

Guide Price

Offers are invited in the order of £450,000. VAT will be applicable.

Energy Performance

The property has been awarded EPC rating of "D80". The EPC certificate will be made available to seriously interested parties upon request.

Viewing

Please inspect initially as a customer but discretion is paramount. For a formal viewing, strictly by appointment with Savills.

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