



**DRAKE  
& COMPANY**

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## CHARACTER PUB – TO LET – NEW FREE OF TIE LEASE



### **LIVE & LET LIVE**

**BOOKER COMMON  
HIGH WYCOMBE  
BUCKS  
HP12 4QZ**

### **NEW LEASE**

**OIRO £24,000 pax**

- Idyllic location
- Attractive character public house
- Site area 0.25 acre
- New free of tie lease available

## LOCATION

Booker is a suburb of High Wycombe and is situated to the south west of the town centre close to the A4010 and Junction 4 of the M40.

The pub is situated on the edge of Booker Common in a residential semi-rural area.

## PROPERTY

The character detached period property is brick built under a pitched tiled roof. The property provides the following accommodation:-

<b>Ground Floor</b>	Open plan bar area Trade kitchen, storage area & WC's
<b>Basement</b>	Beer cellar
<b>First Floor</b>	Private accommodation with 2 bedrooms, lounge and bathroom
<b>External</b>	Car park – 15 spaces Trade garden Children's play area

From our inspection and Promap we estimate that the site and property provide the following areas:-

<b>Site area</b>	<b>0.25 acre</b>	<b>0.10 hectare</b>
Ground Floor Bar	674 sq ft	63 m <sup>2</sup>
Ground Floor Ancillary	476 sq ft	44 m <sup>2</sup>
Basement	68 sq ft	6 m <sup>2</sup>
First Floor	437 sq ft	41 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>1,655 sq ft</b>	<b>154 m<sup>2</sup></b>

## RATING ASSESSMENT

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

- Rateable value: £9,500
- Rates payable 2010/11: £3,933

Interested parties are advised to verify these figures with Wycombe District Council on 01494 461000.

## LEGAL COSTS

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

## TERMS

The entire property is available by way of a new full repairing and insuring "free of tie" lease for a term to be agreed.

Rental offers are invited in the region of £24,000 per annum exclusive.

## VIEWING

For further information or an appointment to view please contact **Warren Drake** of sole agents Drake & Company on **020 7495 7500** or **warren@drakeproperty.co.uk**

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. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

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

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