



DRAKE
& COMPANY

PROPERTY CONSULTANTS

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PUB FOR SALE - RESIDENTIAL CONVERSION OPPORTUNITY



RUSSELL ARMS

**2 CHALKSHIRE ROAD
BUTLERS CROSS
AYLESBURY
HP17 0TS**

FREEHOLD

OIRO £425,000 + VAT

- Detached character pub
- Idyllic location 1 mile from Chequers, near Wendover
- Site area 0.33 acres
- Residential conversion opportunity (subject to planning)



LOCATION

Butlers Cross is a hamlet between Wendover and Princes Risborough just over four miles south of Aylesbury.

The pub lies on the crossroads between the roads from Ellesborough to Little Kimble and Terrick to Chequers (country residence of the Prime Minister).

PROPERTY

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

Ground Floor	Open plan bar area Dining areas Trade kitchen, storage area & WC's
Basement	Beer cellar
First Floor	Three rooms & bathroom
External	Paved trade area Raised trade garden Car park - 18 spaces

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

Site area	0.33 acres	1,335 sq m
Ground Floor Sales	980 sq ft	91 sq m
Ancillary	495 sq ft	46 sq m
Cellar	237 sq ft	22 sq m
First Floor	657 sq ft	61 sq m
TOTAL AREA	2,369 sq ft	220 sq m

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.

LEGAL COSTS

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

RATING ASSESSMENT

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

Rateable value:	£16,000
Rates payable 2011/12:	£ 6,928

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

PLANNING & DEVELOPMENT

In our view the property provides an excellent residential conversion opportunity, subject to planning.

Interested parties seeking an alternative use or development are advised to make their own enquiries of Wycombe District Council on 01494 461000.

PRICE

We are instructed to invite unconditional offers in the region of **£425,000**, exclusive of VAT, for the freehold interest with vacant possession.

VIEWING

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

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

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