



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

180 Piccadilly
London
W1J 9HF

020 7495 7500

FREEHOLD FOR SALE - CHARACTER INN FRONTING BUSY A41



CROOKED BILLET

KINGSWOOD

AYLESBURY

HP18 0QJ

FREEHOLD

OIEO

£500,000 + VAT

- *Character property*
- *Prominent roadside location fronting busy A41*
- *Large 3.5 acre site with substantial trading area*
- *Closing date for offers extended to 25 January 2012*

LOCATION

Kingswood is located midway between the large towns of Aylesbury and Bicester.

The Crooked Billet occupies a prominent, highly visible, roadside location and fronts the busy A41 close to a car dealership and another public house.

PROPERTY

The Crooked Billet is predominantly a two-storey brick building under a tiled roof. The property provides the following accommodation:

Ground Floor	Main bar with character features including open fireplaces & exposed timbers Raised dining area Rear trading area with vaulted ceiling & separate bar Trade kitchen, cellar, office, storage rooms & WC's
First Floor	Private accommodation comprising 5 rooms, kitchen & bathroom (restrictive head height limits access to part)
External	Patio garden Trade garden Parking area to front Main car park 35 spaces Paddock

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

Site area	3.5 acres	1.42 ha
Ground Floor Trading	2,279 sq ft	212 sq m
Ground Floor Ancillary	1,547 sq ft	144 sq m
First Floor	823 sq ft	76 sq m
TOTAL AREA	4,649 sq ft	432 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:	£27,000
Rates payable 2011/12	£11,691

Interested parties are advised to verify these figures with Aylesbury Vale District Council on 01296 585858.



TERMS

We are instructed to invite unconditional offers in excess of **£500,000** excluding VAT which will be payable.

VIEWING

For further information or an appointment to view contact **Warren Drake** of sole agents 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

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.

(3)The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4)In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

(5)Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.