



DRAKE
& COMPANY

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CHARACTER PUB – TO LET – NEW FREE OF TIE LEASE



ROYAL STANDARD

**GRANGE ROAD
WIDMER END
HIGH WYCOMBE
BUCKS
HP15 6AD**

NEW LEASE

OIRO £24,000 pax

- Residential location
- Attractive character public house
- New free of tie lease available

LOCATION

Widmer End is situated around 3 miles north of High Wycombe and is a popular commuter satellite village with a population of around 2,000

The pub is situated on Grange Road in a residential area.

PROPERTY

The character detached property is brick built under a pitched roof with a single storey addition to the rear. The pub has a trade garden to the rear and car park to the north which is separated from the pub by a dwelling. The property provides the following accommodation:-

Ground Floor	Open plan bar area Rear pool room & meeting room Trade kitchen & WC's
First Floor	Three bedrooms and bathroom (unable to inspect)
Basement	Beer cellar
External	Trade garden Private garden Separate car park

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

Site area	0.32 acre	0.13 hectare
Ground Floor Bar	1,247 sq ft	116 m ²
Ground Floor Ancillary	314 sq ft	29 m ²
Basement	221 sq ft	21 m ²
First Floor	unable to	inspect
TOTAL AREA (excl 1st)	1,782 sq ft	166 m²

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.

RATING ASSESSMENT

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

- Rateable value: £12,000
- Rates payable 2010/11: £4,968

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**

Misrepresentation Act 1967.

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- (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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