

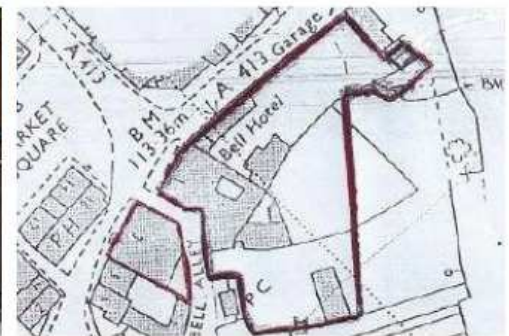


**DRAKE
& COMPANY**

180 Piccadilly
London
W1J 9HF

020 7495 7500

CHARACTER PUBLIC HOUSE FOR SALE



BELL HOTEL

**1 Market Square &
3 Market Square
WINSLOW
Bucks
MK18 3AB**

FREEHOLD

OIRO £1.25M

- Excellent town centre location
- Extensive character public house / hotel with 41 bedrooms plus adjacent retail premises
- Approx. 0.75 acre with 40 car parking spaces
- Potential for division/conversion into commercial & residential units (stp)

LOCATION

The premises enjoy a prominent position in the centre of this historic market town of immense charm and character.

Winslow and surrounding villages have a population in excess of 10,000 people. The town sits on the A413, some 6 miles from Buckingham, 10 miles from Aylesbury and approximately 11 miles from Milton Keynes.

THE BUSINESS

The Bell Hotel, www.thebell-hotel.com, has been run under management for some 10 years and accounts and further information is available upon request.

LEGAL COSTS

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

PRICE

We are instructed to quote a price of £1.25m for the freehold interests with vacant possession.

PROPERTY

The available premises consist of two separate attractive, character, Grade II listed properties as follows:-

1 Market Square (Main Bell Hotel)

This is a very substantial Tudor property with an extensive frontage to Market Street and Sheep Street consisting of a public house providing attractive beamed bars, a spacious carvery restaurant plus a large conference/function facility. Additionally, there are 24 bedrooms, some with jacuzzis, spa baths and four-poster beds.

Accessed via Sheep Street is a large rear car park for around 40 vehicles.

The property affords the following approx. areas and dimensions:-

Built frontage	107ft	32.m
Site Frontage	210ft	64m
Ground Floor Gross Area	7,385 sq ft	686m ²
1st Floor Gross Area	3,892 sq ft	361m ²
2nd Floor Gross Area	256 sq ft	23.7m ²
Cellar	612 sq ft	56.8m ²
Site Area	0.68 acres	

PROPERTY cont.

3 Market Square

These premises are on the opposite corner of Bell Alley and are arranged over basement, ground and two upper floors. There is a hairdressing salon at ground floor level plus in the basement a beautician's salon and on ground and two upper floors there is a total of 17 letting rooms.

The property affords the following approx. areas and dimensions:-

Frontage to Market Sq	34ft	10.3m
Splay	7ft	2.1m
Return frontage to Bell Alley	64ft	19.5m
Total Built Depth	61ft	18.5m
Total Site Depth	75ft	22.8m
Hairdressing Salon	726 sq ft	67.4m ²
Ground Floor Gross Area	2,328 sq ft	216m ²
1st Floor Gross Area	2,135 sq ft	198m ²
2nd Floor Gross Area	870 sq ft	80.8m ²
Half Landing Gross Area	684 sq ft	63.5m ²

It should be noted that we have not been able to carry out a full internal inspection and the stated dimensions and areas will need to be verified by interested parties.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessments are as follows:-

1 Market Square (Bell Hotel)

Rateable value:	£94,500
Rates payable 2011/12	£40,918.50

3 Market Square

Rateable value:	£10,750
Rates payable 2011/12	£4,654.75

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

VIEWING

It must be carefully noted that any formal viewings must be arranged by prior appointment as staff are unaware of any pending disposal. For further information or an appointment to view please contact **Clive Drake** of sole agents Drake & Company on **020 7495 7500** or clive@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.