

PUB/BAR OPPORTUNITY TO LET



The Portland Arms
16 West Street
Maidenhead
SL6 1RL

SUITABLE FOR OTHER USES SUBJECT TO PLANNING

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is situated on the north side of West Street which is immediately adjacent to the pedestrianised High street. West Street is a busy road being just off the main town centre ring road and close to a large public car park.

Description

The property is a detached building on ground and first floor under a pitched tiled roof. The ground floor provides bar server, kitchen area, storage and customers WCs. The upper parts are self-contained, accessed from the rear and provide owners accommodation.

At the rear there are three self-contained en-suite letting rooms able to provide a good letting income to the property in addition to bar trade.

The premises will be let with an inventory of fixtures and fittings.

Terms

Rental £29,500 per annum

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Business rates

The billing authority is The Royal Borough of Windsor & Maidenhead

Rateable value: £6,600.00

Rates Payable 2018/19: £3,213.80.

100% Rates Relief to qualifying users.

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

Amenities

- Town centre location
- Excellent B&B Potential
- No Brewery Tie

Energy Performance Rating

TBC

Viewing and further information



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PROPERTY CONSULTANTS