



Charles Louis Commercial
4 Bolton Street
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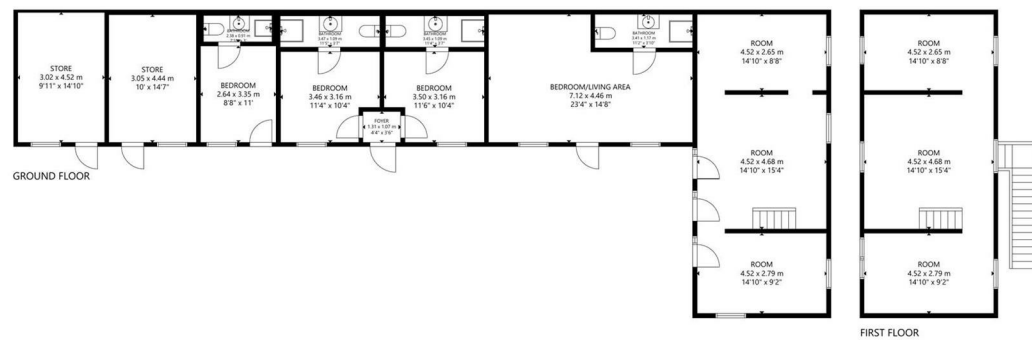
CHARLES LOUIS

COMMERCIAL

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GROSS INTERNAL AREA
TOTAL: 288 m²/3,098 sq ft
FLOOR 1: 212 m²/2,279 sq ft, FLOOR 2: 76 m²/819 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
TOTAL: 199 m²/2,146 sq ft
GROUND FLOOR: 112 m²/1,209 sq ft, FIRST FLOOR: 87 m²/937 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Lowndes Arms, 4 High Street Whaddon, Milton Keynes, MK17 0NA

Asking price £975,000

- Historic 17th Century Pub Property
- Set Within A Beautiful Village Setting
- Less Than 10 Miles From MK Central Train Station (London Main Line)
- Potential Rental Income With Accommodation Onsite
- Would Suit Redevelopment Potential
- Freehold, Free Of Tie & Can Be Sold With Vacant Possession
- Successfully Operating Part Time Hours
- EPC - TBC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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The Lowndes Arms, 4 High Street Whaddon, Milton Keynes, MK17 0NA

Charles Louis Commercial Agents are delighted to handle the sale of The Lowndes Arms, Whaddon.

Overview

Ideal for an experienced Publican seeking to acquire a vacant possession independent, freehold, free-of-tie village Public House Property, or alternatively seek development options, subject to planning permissions.

This opportunity has a main presence within the beautiful village of Whaddon, Buckinghamshire. Wet led with dry sales as well, this pub currently serves locals and is a destination pub, with the likes of Bletchley and Milton Keynes short distances away.

Last acquired in January 2020, only being offered for sale due to the current owners seeking a new direction after also exiting from their other, leased pub operation earlier in the year.

Along with the historic, grade 2 listed pub property and upstairs 2 bedroom accommodation, there is also empty serviced accommodation (3 rooms) + 1 bedroom ground flat with a current income of £650 p/month, along with an empty 2 story property (floorplans attached).

Approximate Pub Property Gross Internal Area: 3,098 Sq Ft

Approximate Additional Side Properties Gross Internal Area: 2,146 Sq Ft

We understand there is no VAT on sale.

Link to 3D Tour: <https://my.matterport.com/show/?m=1Wt4KSxKkLK>

Location

This opportunity is set within the beautiful village of Whaddon, Buckinghamshire. This is circa 5.5 miles from the busy town of Bletchley and circa 6 miles from Milton Keynes Central Train Station making this the ideal location for London commuting.

All planning enquiries to be made to Aylesbury Vale Area (Buckinghamshire) Council.

Front (Exterior)

Front (Exterior - Side Leading To Car Park)



Beer Garden (Rear Views)



Rear Outdoor Space



Letting Rooms + Storage Rooms



Bar Area (Main)



Restaurant Area (Main)



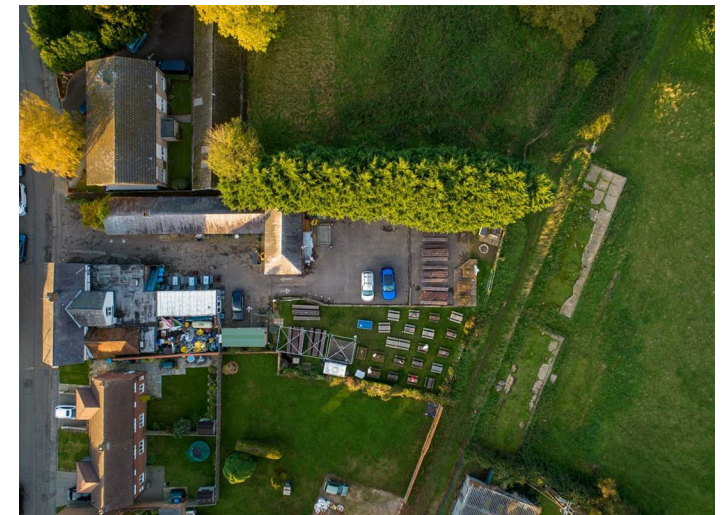
Bar (Outward View)



Fireplace (Feature)



Aerial (Birdseye)



Aerial (Front 1)



Aerial (Front 2)

