

# BOTTLE & GLASS

## GIBRALTAR • AYLESBURY • HP17 8TY

Prominent freehold public house available with vacant possession

BOTTLE & GLASS  
DESTROYED BY FIRE IN 2003  
REBUILT IN 2007

BOTTLE & GLASS

savills

# BOTTLE & GLASS

Gibraltar, Aylesbury, HP17 8TY

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- Guide price: £595,000 • Prominent roadside position on Aylesbury Road (approximately 19,000 daily vehicle movements)
  - Attractive Grade II listed public house • Bar/restaurant area for circa 76 covers • 3 bed private accommodation • Excellent transport links to London Marylebone Good sized car park and external trade area • Alternative use potential subject to obtaining the necessary consents • Site area approximately 0.429 of an acre
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## Location

Gibraltar is a hamlet in the parish of Dinton-with-Ford and Upton in Buckinghamshire. It is located between Aylesbury which is 5 miles to the east and Thame which is 4 miles to the west and only 21 miles from central Oxford. The pub is therefore ideally located to attract destination trade from Buckinghamshire and Oxfordshire as it is situated on the busy A418. The Bottle & Glass occupies a prominent roadside position fronting Aylesbury Road which is surrounded by residential dwellings and is situated 3 miles to Haddenham & Thame Parkway railway station which provides direct access to London Marylebone within 47 minutes.

## Accommodation

The Bottle & Glass is an attractive Grade II listed two storey detached property of rendered brick construction beneath a pitched thatched roof with extensions to the side and rear which sits beneath a pitched tiled roof. The ground floor trading area is styled traditionally throughout to a good standard and retains its original features such as the beams and fireplaces. There is a large open plan bar and restaurant area for circa 76 covers. Ancillary trade area includes a large commercial kitchen with walk in fridge/freezer, customer W/C's including disabled and cooled beer stores located at ground level. The first floor accommodation comprises, one single bedroom, two double bedrooms (one with a small kitchenette), living room and a family bathroom. Externally the property benefits from front and side trade garden and includes car parking spaces for approximately 43 vehicles including disabled. The property sits on a plot size of approximately 0.429 of an acre. The pub extends to 3,904 sq ft. The Bottle & Glass offers considerable scope for local and regional pub operators and restaurateurs. The property has potential for a range of uses, subject to granting of relevant permissions and will likely be of interest to local developers, investors and builders.

## Rating

The current Rateable Value for the Bottle & Glass is assessed at £14,200.

## Licences

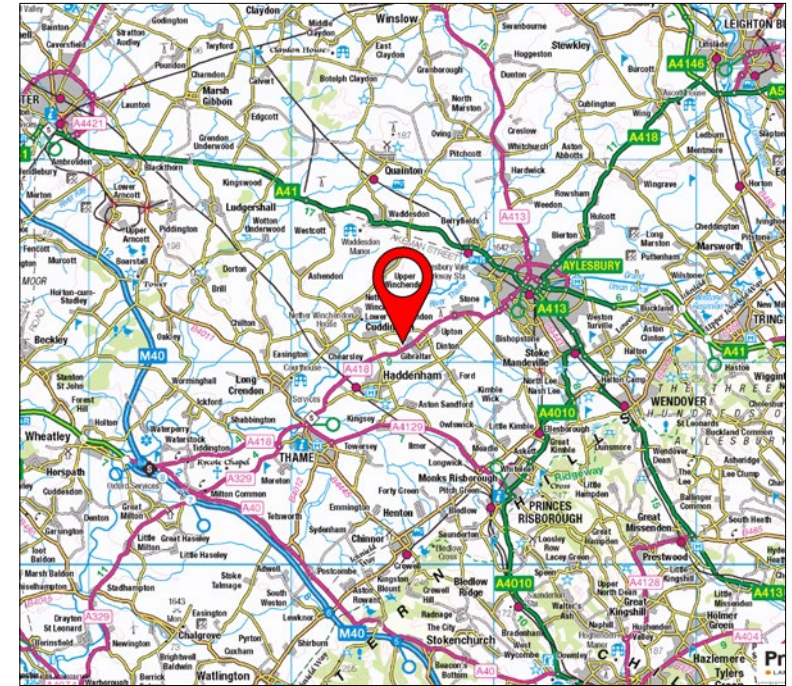
It is understood that the property currently possesses a Premises Licence.  
Monday-Thursday & Sunday: 10:00am – 23:30pm  
Friday & Saturday: 10am – 00:30am

## Trading

The premises are currently closed for trading.

## Tenure

The pub is being sold freehold with vacant possession.  
Title plan number: BM177961.





#### IMPORTANT NOTICE

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## Services

We are verbally advised that all mains services are connected to the property.

## Planning

The property is Grade II Listed and is situated in the Dinton, Westlington, Upton and Gibraltar Conservation Area.

## Terms

Guide Price: £595,000 for the benefit of our clients freehold interest with vacant possession.

## Fixtures and Fittings

The sale of the property may not include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

## Energy Performance Certificate

The property has an EPC Rating of C (72). A copy of the EPC Certificate is available upon request.

## VAT

VAT will be applicable.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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