

# THE AMAIYA

STATION HILL, ASCOT, SL5 9EG



**SUBSTANTIAL FREEHOLD PUBLIC HOUSE ARRANGED OVER GROUND,  
BASEMENT AND FIRST FLOOR WITH LARGE CAR PARK LOCATED ADJACENT TO  
ASCOT TRAIN STATION**





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## HIGHLIGHTS INCLUDE:

- Freehold public house with vacant possession
- Substantial property arranged over ground, basement and first floors
- Large car park with parking for c30 vehicles
- Site area - 0.50 acres
- GIA approx. 1,202 sq m (12,935 sq ft)
- Ground floor function room and basement nightclub
- 3am premises licence Thursday to Saturday
- First floor managers accommodation
- Adjacent to Ascot train station and a short distance to Ascot Racecourse
- **Guide price - offers in excess of £2,000,000**
- **Virtual tour**

## LOCATION

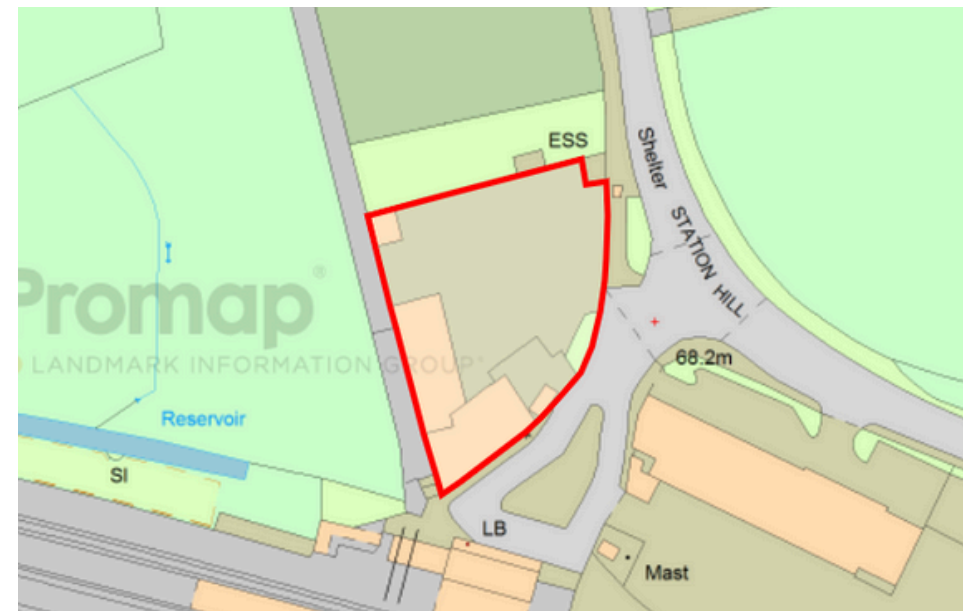
The property is located in the Royal Borough of Windsor and Maidenhead in Berkshire in the town of Ascot, 7.0 miles (11.2 kilometres) south of Windsor, 16.9 miles (27.0 kilometres) north of Guildford and 17.6 miles (28.2 kilometres) east of Reading. The Amaiya is situated fronting Station Hill (A330) which provides access to the 179 acre Ascot Racecourse 0.5 miles (0.8 kilometres) to the north.

Public transport connections are excellent with Ascot train station adjacent to the property, providing journey times to London Waterloo in 54 minutes and Reading in 31 minutes. Junction 3 of the M3 is located 5.9 miles (9.4 kilometres) to the south.

## DESCRIPTION

The property comprises a two storey detached building beneath a pitched and hipped slate tiled roof with exposed brick elevations. There is a two storey extension to the rear. The property is laid out over ground, basement and first floor.

Externally there is a covered trading area at ground floor with seating on benches for approximately 52 customers and a car park to the rear with parking for approximately 30 vehicles



## ACCOMMODATION

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**Ground Floor:** Open plan trading area with central bar servery and seating on loose tables, chairs and bench seating. Ancillary areas comprises a disabled WC and trade kitchen behind the bar servery. To the rear of the ground floor is a large function room with customer WC's to the rear.

**Basement:** Access is provided from several different internal stairs from the ground floor as well and directly from the car park to the rear of the property. The basement comprises a number of stores, cellar and customer WC's alongside an additional nightclub trading area with its own bar servery and additional customer WC's.

**First Floor:** Office and staff bathroom alongside the managers accommodation which comprises a living room, three bedrooms, kitchen and bathroom.

## TENURE

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The property is held freehold (Title number BK327878) and is available with vacant possession.

## PREMISES LICENCE

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The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

- Monday to Tuesday - 09:00 to 01:00
- Wednesday and Sunday - 09:00 to 02:00
- Thursday to Saturday - 09:00 to 03:00

## TRADING

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The premises are currently closed.

## RATEABLE VALUE

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2023 Rateable Value - £96,500

## EPC

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D-82





## PLANNING

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We understand the property is not listed or located within a conservation area however, the property is situated within the Green Belt.

## FIXTURES AND FITTINGS

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The majority of the fixtures and fittings have been removed from the property.

## TERMS

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Offers in excess of £2,000,000 are invited for the freehold with vacant possession. VAT will be applicable in addition to the purchase price.

## MONEY LAUNDERING

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



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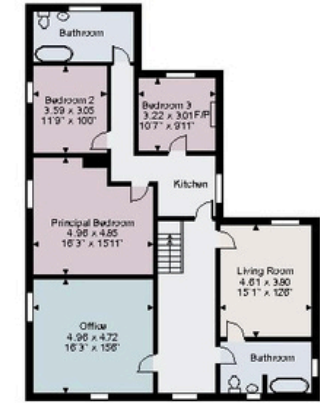
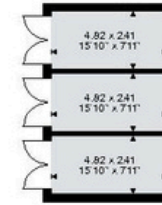
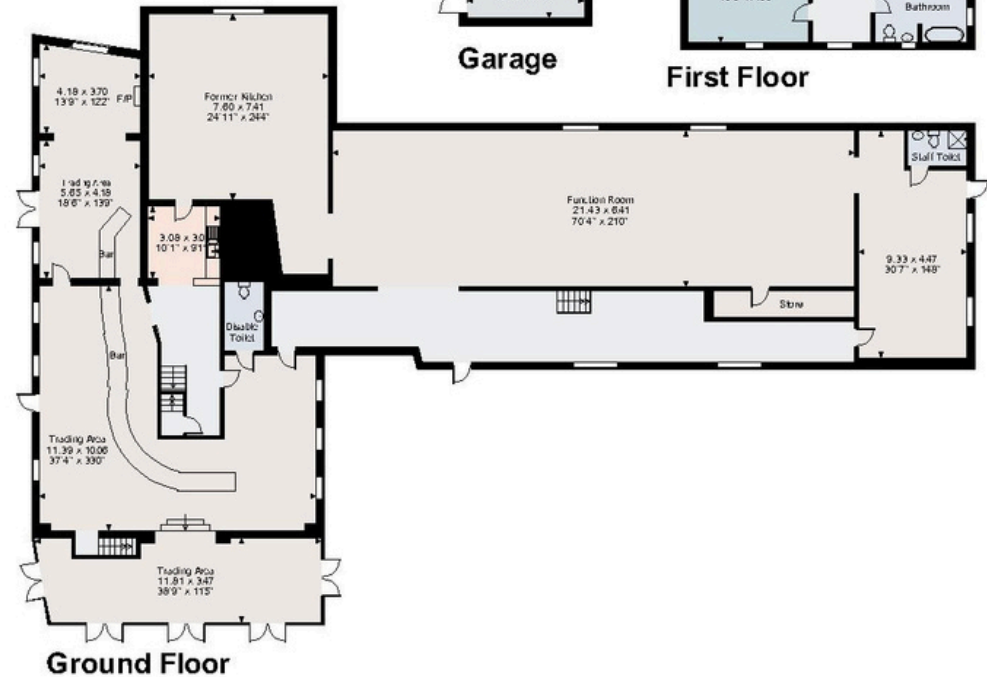
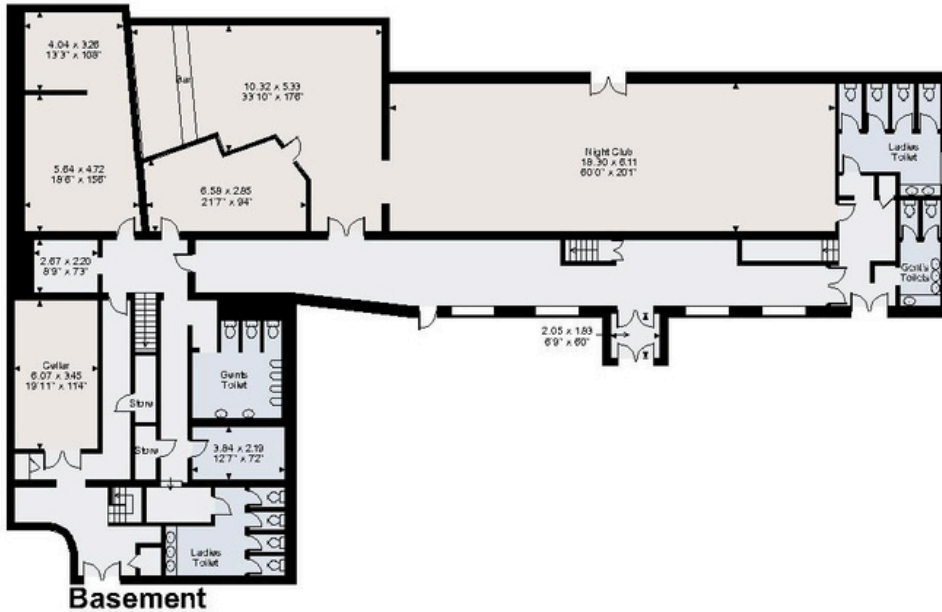
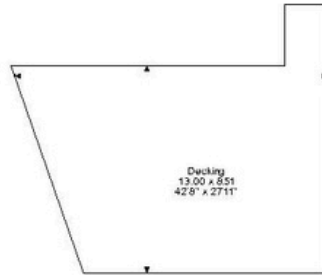
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## Station Hill, Ascot

Basement gross internal area = 5,384 sq ft / 500 sq m  
 Ground Floor gross internal area = 5,710 sq ft / 530 sq m  
 Garage gross internal area = 391 sq ft / 36 sq m  
 First Floor gross internal area = 1,450 sq ft / 135 sq m  
 Decking external area = 1101 sq ft / 102 sq m  
 Total gross internal area = 12,935 sq ft / 1,202 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## VIEWINGS

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The property is currently closed so all viewings must be arranged through the sole selling agent Savills.

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### STUART STARES

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### JACK PHILLIPS

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