



BEL & DRAGON PH

1 THAMES STREET, WINDSOR, SL4 1QB

BEL & DRAGON SUMMARY

FREEHOLD PUB FOR SALE

- Approx. 75 metres west of Windsor & Eaton Riverside Railway Station
- Town centre position in historic Windsor
- Licensed to sell alcohol until 1:00am on Fridays and Saturdays
- Total gross internal area approx. 510 sq m (5,490 sq ft)
- Of interest to pub and bar operators, investors and brewers

INTERNAL TOUR

FREEHOLD VACANT POSSESSION
GUIDE PRICE £1,550,000
(+ VAT IF APPLICABLE)

SUBJECT TO CONTRACT

Joint Sole Selling Rights

COUNF218

AG&G



LOCATION

The building benefits from a town centre position in historic Windsor, to the northern flank of Windsor Castle, fronting the corner of Datchet Road at its junction with Thames Street.

The pub fronts the main tourist route and a pedestrian thoroughfare from the centre of Windsor to the bridge, over the River Thames into Eton. Many casual dining brands are represented within close proximity, including Browns; Prezzo; Nando's; Thai Square; Giggling Squid; and Zizzi.

Windsor and Eton Riverside railway station provides direct services into London Waterloo with a journey time of around 55 minutes.

Windsor Castle and its retail centre of the town attracts circa 1.5 million visitors each year, making it a major tourist hub.

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DESCRIPTION

The end of terrace, corner building, constructed on three storeys, with painted rendered elevations beneath a multi-gabled roof. There is additional external space to which provides space for 16 covers.

The approximate floor areas are as follows:-

Ground floor	1,997 sq ft	185.5 sq m
Lower ground floor	868 sq ft	80.6 sq m
First floor	1,569 sq ft	145.8 sq m
Second floor	1,050 sq ft	97.6 sq m
Total	5,481 sq ft	509.5 sq m

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

The internal configuration of the property is as follows:-

Ground floor

“Olde Worlde” style trading area with central bar counter.

Lower ground floor

Cold beer store

First floor

Function room with trade kitchen

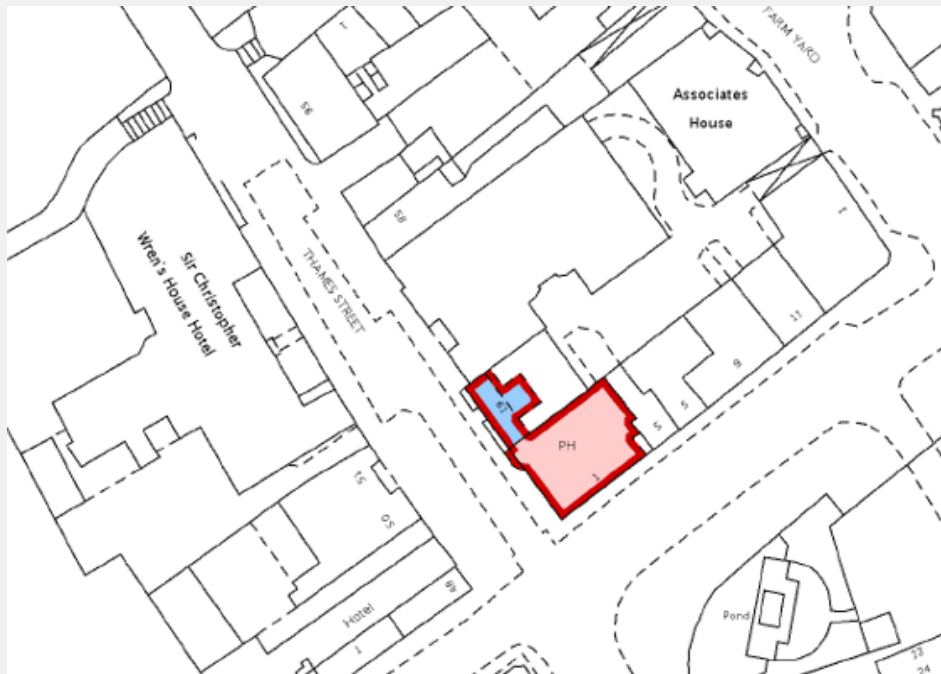
Second floor

Domestic accommodation, comprising four rooms and a shower room

External (Google Street View)

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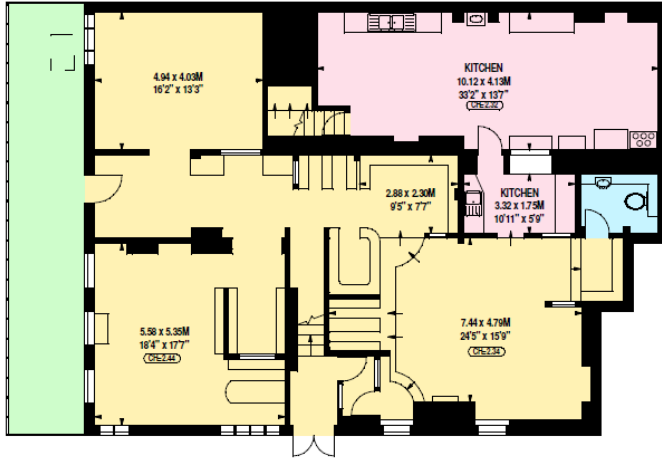
BEL & DRAGON SITE PLAN



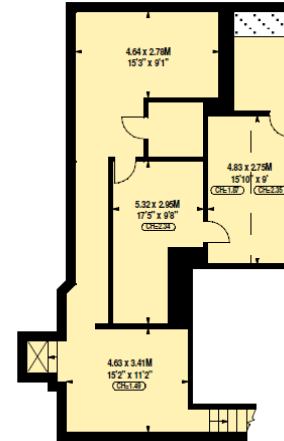
The above site plan is an extract from the HM Land Registry Title Plan, it is not to scale and is provided for indicative purposes only .
NB:- the area tinted in blue and edged in red related to the part basement of the building beneath the adjacent property. (No. 61 Thames Street) and is held by way of a 999-year lease at a peppercorn rent from 17th December 1977.

All red lines drawn are provided for indicative purposes only.

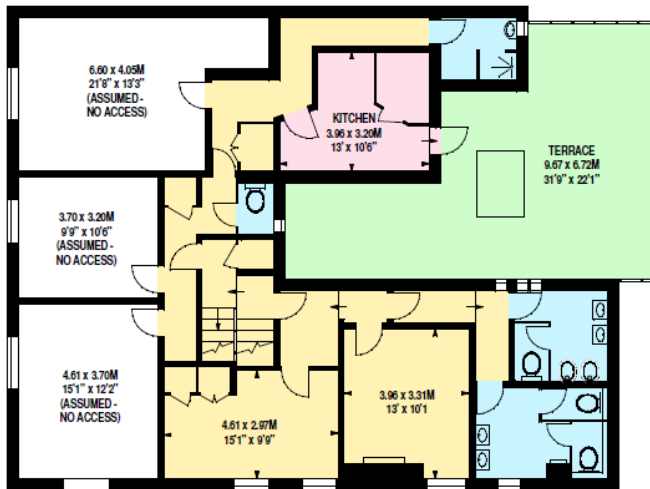
BEL & DRAGON FLOOR PLANS



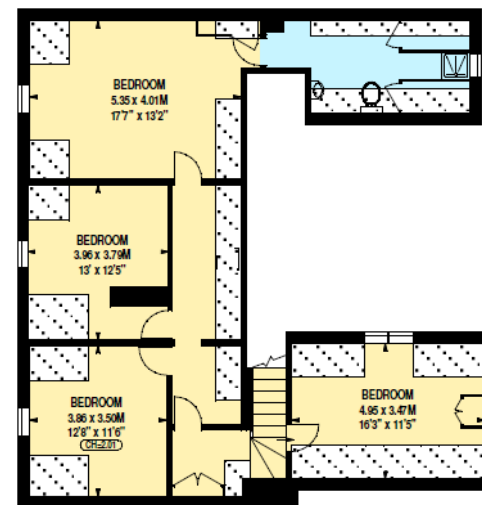
Ground Floor



Lower Ground Floor



First Floor



Second Floor

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LICENSING

We have established that the premises licence permits the sale of alcohol from 10:00am until midnight Monday to Thursday, 10:00am until 1:00am Friday and Saturday and 10:00am until 11:00pm on Sunday.

RATING ASSESSMENT

The property is listed as a 'Public House & Premises' and has a rateable value of £61,000 with effect from April 2023.

PLANNING

The property is Grade II listed and situated within the Windsor Town Centre Conservation Area.

All interested parties are to rely upon their own planning research and due diligence prior to bidding.

SERVICES

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

TENURE

The pub is held freehold and is being sold with full vacant possession upon completion. A portion of the basement storage area lies beneath the adjacent property (no. 61 Thames Street) and is held by way of a 999 year lease at a peppercorn rent from 17th December 1977. Please see the title plan extract further information.

BASIS OF SALE

The site will be de-branded prior to completion and may not trade again under its current name.

Inviting unconditional offers for the long leasehold interest with vacant possession upon completion.

Guide price £1.55 million (+VAT if applicable).

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VIEWINGS & FURTHER INFORMATION

The property is currently closed. Interested parties should contact the joint sole agents for further information or to arrange a viewing.

PLEASE CONTACT:

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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