

# THE SIR DANIEL ARMS

FLEET STREET · SWINDON · SN1 1RQ

VIRTUAL FREEHOLD  
LARGE TOWN CENTRE PUBLIC  
HOUSE



CBRE

savills



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- **Virtual Freehold**
- **Situated between the train station and the Brunel Shopping Centre**
- **Extensive three storey building with late licence**
- **External beer terrace to front and side**
- **Popular balcony area at first floor**
- **Held for a term of 125 years from 2007 at a peppercorn rent**

## LOCATION

Swindon is a densely populated town in Wiltshire situated approximately 40 miles east of Bristol and 40 miles west of Reading. The town benefits from good transport links, with the station forming part of the train line from Bristol to London Paddington.

The Sir Daniel Arms occupies a prominent corner position at the junction between Fleet Street and Fleet Square, with Swindon train station 400m to the north. The surrounding occupiers include ibis and Holiday Inn Express hotels, a range of independent retailers and restaurants and a nightclub which adjoins the pub.

## DESCRIPTION & ACCOMMODATION

The Sir Daniel Arms comprises a three storey semi-detached building constructed under a flat roof. The pub benefits from a pavement licence allowing seating to the front and side for approximately 100 customers.

Ground Floor: Trading accommodation with bar servery to the rear and seating arranged on loose tables and chairs. The commercial kitchen, disabled WC and beer cellar are also at ground level.



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First & Second Floor: The first floor provides an additional trading area with it's own bar servery and external balcony area. The customer WC's are situated at this level. The second floor comprises the manager's office, staff changing facilities and stores.

## APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	420	4,520
First	Trading/ Ancillary	385	4,146
Second	Ancillary	not measured	not measured
Total		805	8,666

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

The entire property is held on a 125 year lease from 16 February 2007 at a peppercorn rent.

## RATEABLE VALUE & EPC

2017 Rateable Value - £115,000

An EPC is in the course of preparation.



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## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 03:00 Thursday to Saturday, 02:00 Monday to Wednesday and until 01:00 on Sunday.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients virtual freehold interest.

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