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PROPERTY PARTICULARS

Preliminary Particulars

FREEHOLD FOR SALE

Shoulder of Mutton Inn Owlswick Princes Risborough Bucks HP27 9RH



VACANT PUBLIC HOUSE IN NEED OF SIGNIFICANT UPGRADING AND INVESTMENT

- 2.91 Acres (1.77 Hectares) Plot Size
- Large car park circa 60 spaces
- Three trading areas
- Letting accommodation block – 16 rooms



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LOCATION

The Shoulder of Mutton Public House is located in a rural location within the hamlet of Owlswick surrounded by other residential properties and open farmland. It is 3 miles north of Princes Risborough and 7 miles south of Aylesbury. Junction 4 of the M40 is approximately 11 miles to the south.

DESCRIPTION

The main property is a two storey, painted and rendered, detached building with a pitched tiled roof with a single storey porch extension to the front, housing the main trade entrance. To the rear of the property is a single storey flat roofed extension with exposed brickwork. There is a further freestanding single storey building to the rear of the site contained 16 individual letting rooms; all have their own bathrooms and kitchenettes. The car park is to the left hand side of the site behind 'Lamb Cottage' and has space for approximately 60 car parking spaces. The garden is to the rear of the site and there is a stable block and further scrubland behind with access to reach the paddock behind.

Note 'Lamb Cottage' is not included in the sale. See site boundary plan.

ACCOMMODATION

Ground Floor

Main Bar – The bar servery runs along the back wall interconnecting the three separate bar areas to the front of the property. Décor; exposed and painted brick walls, a mixture of tiled and carpeted flooring. The property benefits from character features such as beamed ceilings, two working fireplaces and exposed pillars.

Ladies and gentleman's toilets to the rear of the property.

Office

Additional trade area – To the rear of the property is a further large open plan dining area with separate bar servery, with a mixture of carpeted and wooden floors. Additional ladies and gentleman's toilets.

Trade Kitchen – Tiled floors and walls, storage room and staff toilet.

Uplands beer cellarage

First Floor

This comprises a kitchen, dining room, four double bedrooms, bathroom, separate shower room with WC and a living room leading through to a garden rooftop area.

Accommodation Block

16 individual letting rooms all with en suite bathrooms and kitchenettes.

Separate self-contained living area, including two double bedrooms (both en suite), kitchen with dining area and large living room.

The property is currently let by way of a six month AST from 25th September 2017.

TENURE– Freehold with vacant possession.



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BUSINESS RATES AND COUNCIL TAX – There are no business rates payable, as the pub has ceased trading. The Council Tax Bands are A and E.

SERVICES – We are informed that the premises benefit from all mains services, but with oil fired central heating and calor gas.

PLANNING – Please note this property is not listed but does lie within a Conservation Area.

PRICE - POA for the freehold, subject to contract.

VAT – VAT will not be applicable.

EPC RATING - To be advised.

VIEWING

Strictly by appointment through sole agents:-

Stephen Bailey-Kennedy / Tom Good
Duncan & Bailey-Kennedy
Tel: 01494 450951
e-mail: steveb@dbk.co.uk / tomg@dbk.co.uk

PHOTOS





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SITE PLAN – Lamb Cottage highlighted red is not included

