

## ASCOT FREEHOLD PUB RESTAURANT FOR SALE



### FORMER LOCH FYNE (OLD CRISPIN PUB), WINDSOR ROAD, WOODSIDE, ASCOT SL4 2DE

- Attractive pub restaurant prominently located in affluent area
- 100+ covers on ground floor, 30+ car parking spaces, 50 external covers
- Character property – fitted to high standard
- 4 double bedroom staff accommodation
- Business now closed and windows made secure.

### FREEHOLD WITH VACANT POSSESSION

OFFERS IN EXCESS OF £2 MILLION – Subject to Contract

COUNF224

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## Location

Prominently situated at junction of A332 and Lovel Lane in affluent area equidistant from Windsor (north), Egham (east), Sunningdale (south) and Bracknell (west).

[Link to Location Map - Loch Fyne, Ascot](#)

## Description

Detached circa 1950's former pub arranged over ground and first floors with conservatory extension to side and single floor extensions to rear. Large car park to front (30 + spaces) plus on street parking and external seating (circa 50 covers) to front.

## Accommodation

Ground Floor: Entrance leads to bar servery and dining area which extends the width of the property providing circa 100+ covers, ladies customer toilets, disabled WC, extensive trade kitchen, prep and storage (dry and chilled) and beer cellar.

First Floor: Four bedrooms previously occupied by staff, private WC / bathroom, gentlemen's customer toilets, office, staff WC and staff area and emergency escape to rear.

### Floor Areas GIA (not measured and very approximate, hence for indication purposes only)

Ground Floor:	3,500 sq ft
First Floor:	<u>2,000 sq ft</u>
Total:	<u>5,500 sq ft</u>

**Site Area** 0.578 acres and building footprint 4,270 sq ft GEA (source Nimbus)

NB: The floor areas set out 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.

## Licensing

Pub licence, licensed to sell alcohol Monday to Sunday 10:00 to Midnight.

No sale of alcohol after 23:00 to any part of the external customer seating area.

## Rating Assessment

Public house and premises - £79,300 with effect from April 2023.

## Planning (source Nimbus)

The property is not listed but lies within the Metropolitan Green Belt (Bracknell Forest Council).

## Fixtures & Fittings

Retains most of the fixtures, fittings, furniture and equipment of the former Loch Fyne restaurant.

## Exclusions

The Loch Fyne name and anything unique to the "Loch Fyne" brand will be excluded from the sale.

## EPC

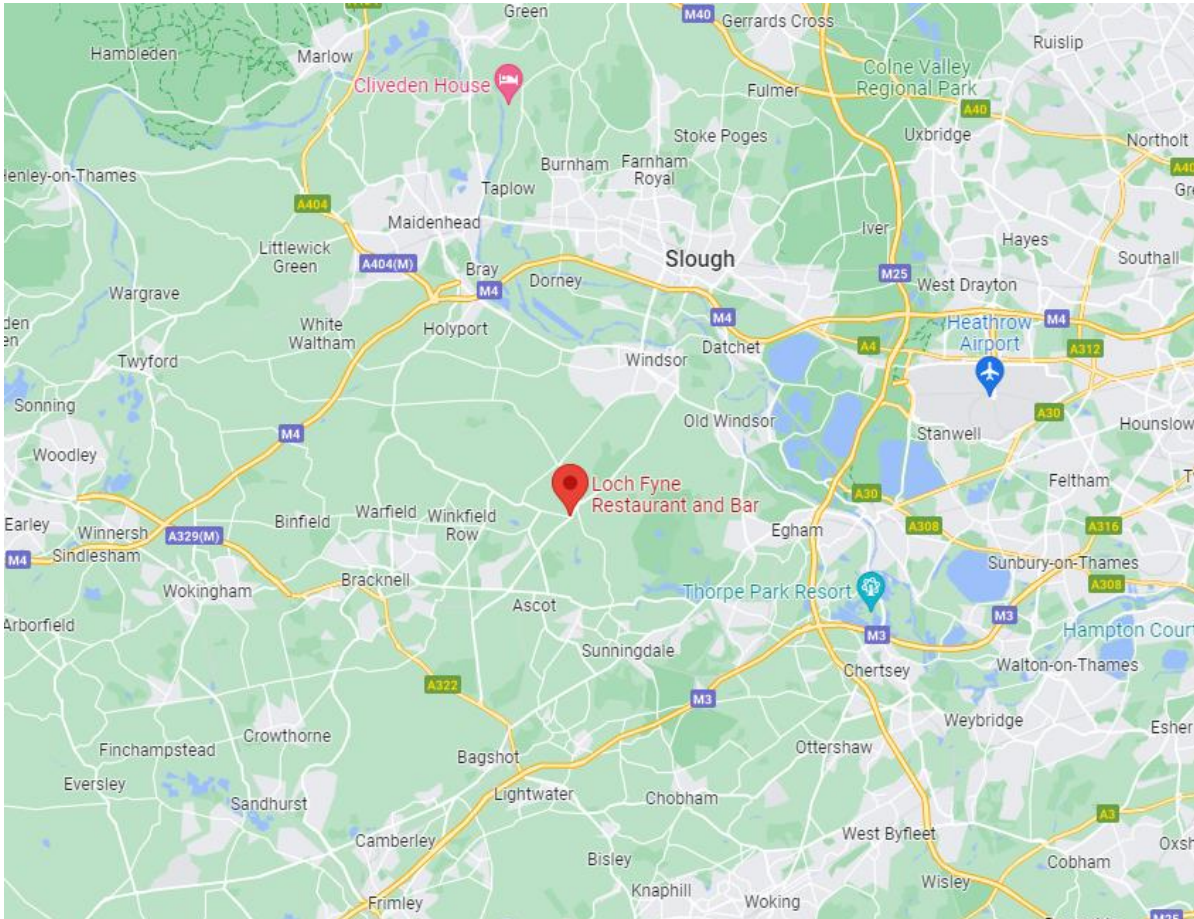
Available on request.

## Viewings

The property is closed for business.

For viewings, please contact Richard Negus on Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

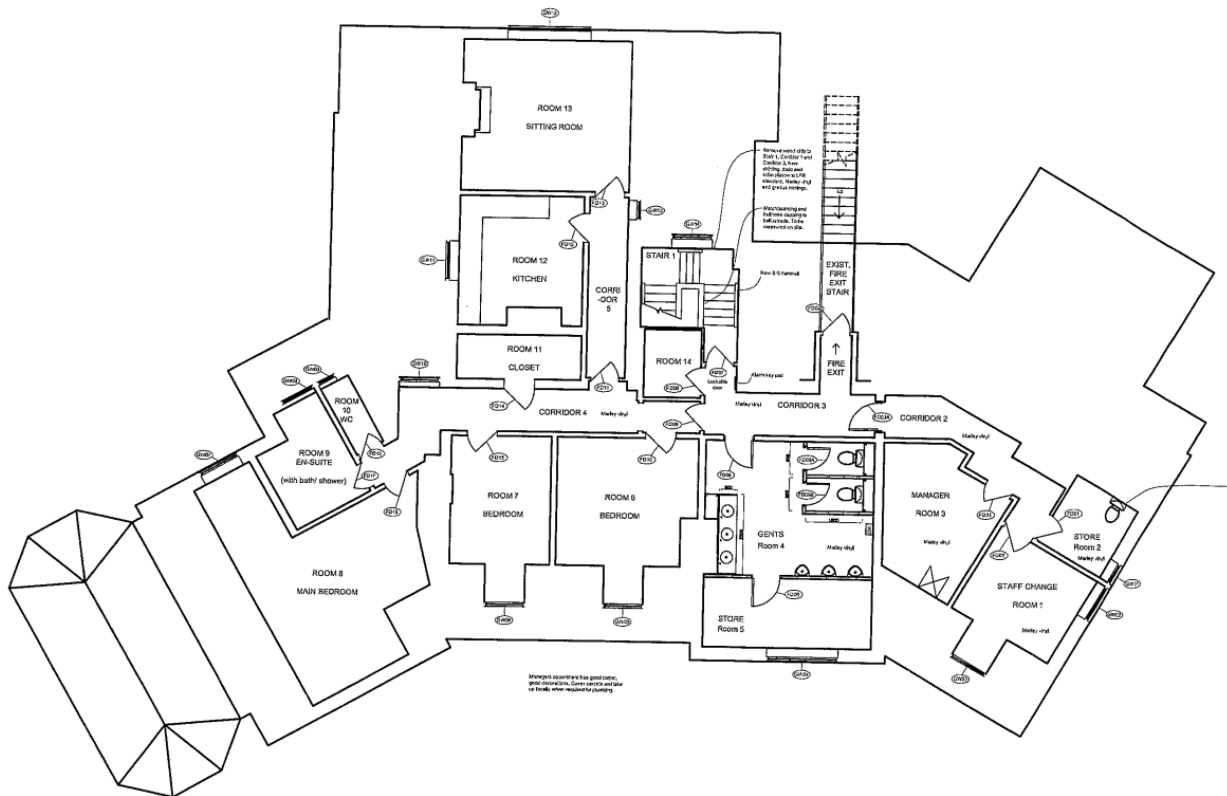
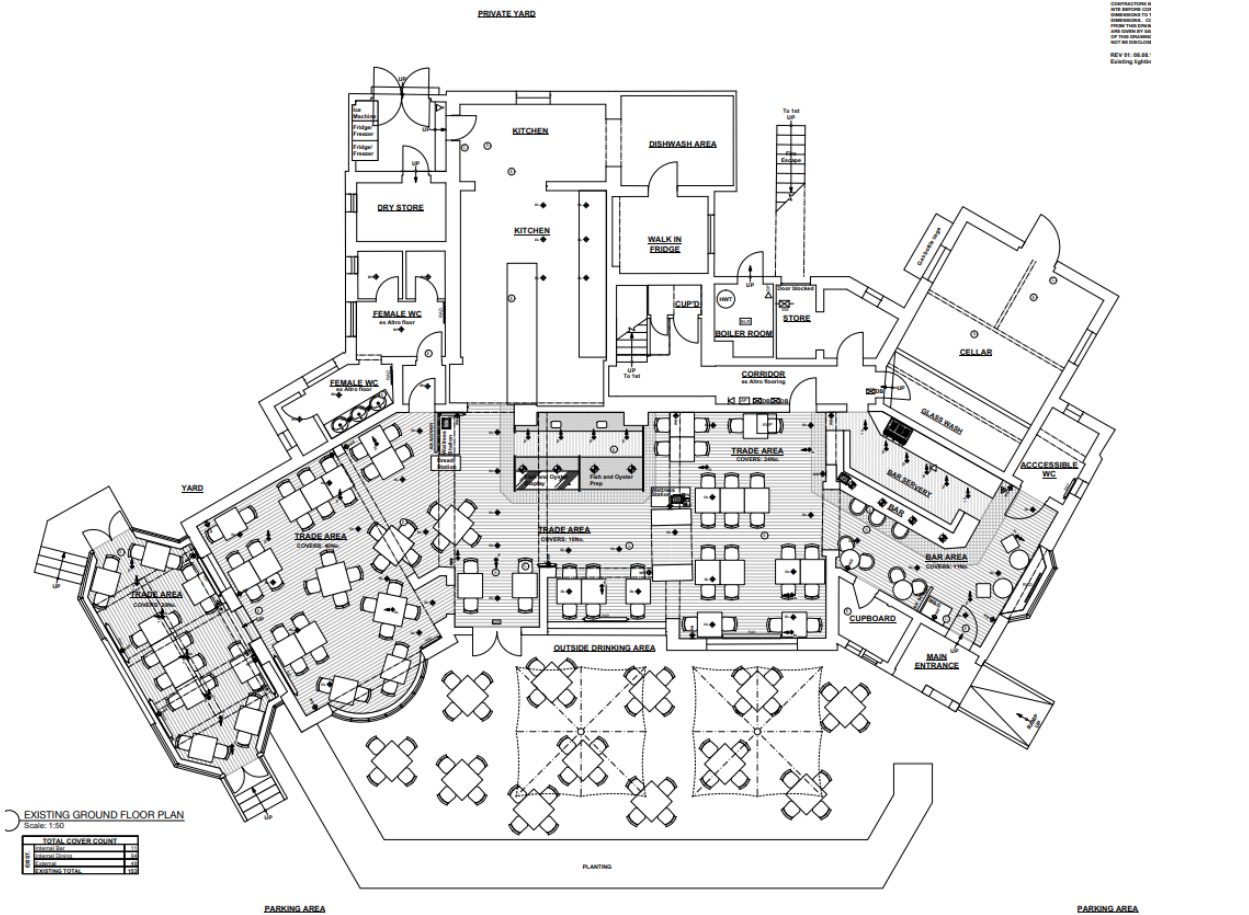
## Location Map



Source: Google Maps. Not to scale - Provided for indicative purposes only.



## Floor Plans



## Internal



## Kitchen

