

SIZEABLE PUB TO LET OVER 60 CAR PARKING SPACES – NIL PREMIUM



**SUFFOLK PUNCH
1 LANGCLIFFE DRIVE
HEELANDS
MILTON KEYNES
MK13 7PL**

- Main road location in mixed high density residential and commercial area
- Proven turnover in 2006-2008 of £659,846, £554,258, and £520,498 per annum respectively net of VAT
- Gross internal area of approx. 566 sq m (6,090 sq ft)
- Trade garden and over 60 car parking spaces
- Three bedroom flat to first floor
- Available by way of a new lease with all terms to be negotiated

**GUIDE RENT £40,000 per annum
(VAT MAY BE PAYABLE IN ADDITION)**

CounL119

LOCATION

The pub is within the Heelands district of Milton Keynes approximately three kilometres (two miles) north of Central Milton Keynes. The building has good visibility from Saxon Street which is a short distance from the busy A5 dual carriageway.

The property is situated within a predominantly residential area a short distance from the Town Centre. The Milton Keynes Novotel Hotel and a number of office developments are in close proximity. There are very few pubs of this size with car parking in the vicinity.

A location plan is attached.

THE PROPERTY

A sizeable detached property set out over two storeys above part basement beneath a pitched slate covered roof. It has a trade garden with car parking for over 60 cars to the side of the pub in addition to a single car garage.

The ground floor is sub-divided into three trading areas serviced from an "L" shaped bar servery. A set of customer wc's lie to the side and a former trade kitchen is to the rear. The first floor provides a manager's flat which comprises three bedrooms, a lounge, a kitchen and a bathroom. The basement comprises a cold beer store with various ancillary storage areas and an office.

Approximate Gross Internal Floor areas are set out below:

Ground floor	341 sq m (3,669 sq ft)
Basement	133 sq m (1,431 sq ft)
First floor	92 sq m (990 sq ft)
Total	566 sq m (6,090 sq ft)

From ProMap measurements it has been calculated that the building footprint is approximately 390 sq m (4,196 sq ft) with a total site area of approximately 1.2 acres or 4,836 sq m (52,035 sq ft).

A site plan is attached.

NB: The above measurements and accompanying plans are provided for guidance purposes only and no reliance should be placed on these when making any purchase offer either expressly or implied and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses arising as a result of the bidder placing any reliance on such measurements. The successful bidder will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

PREMISES LICENCE

The Premises Licence enables the sale of alcohol from 11:00am until 11:00pm on Sunday to Thursday and from 11:00am until midnight on Friday and Saturday.

SERVICES

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

LOCAL TAXATION

The property is listed as a Public House and Premises and has a Rateable Value of £44,900.

THE BUSINESS

The unit is currently open for trading. No existing trade is available but we are aware that historically this unit traded as a managed house and trading accounts available for the period 2006 to 2008 for this public house demonstrated total sales from all sources net of VAT of £659,846, £554,258, and £520,498 per annum respectively.

PLANNING

From informal enquiry of Milton Keynes Borough Council we have established that the property is neither listed nor situated within a conservation area.

LEASE

A new lease will be made available.

THE BUSINESS

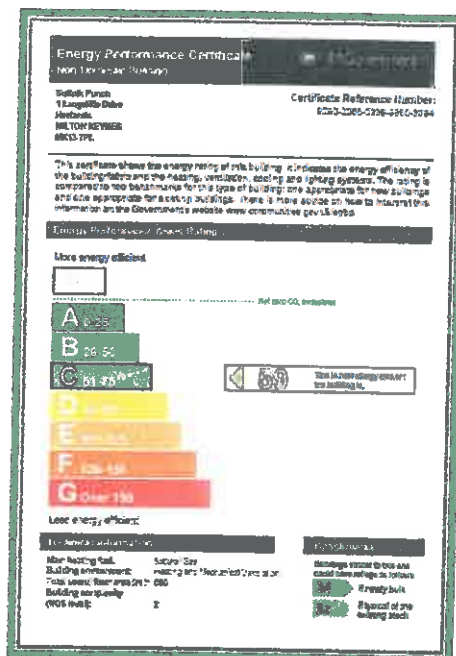
The business is currently operated under a temporary agreement.

VIEWINGS, OFFERS & FURTHER INFORMATION

The property is available by way of a new lease with all terms to be negotiated. Please contact Panayiotis Themistocli or Sarah Hart of the sole letting agents AG&G on Tel: 020 7836 7826.



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