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## Phoenix

Bridge Street, High Wycombe,  
Buckinghamshire HP11 2EL

## To Let Nil Premium

- New Free of Tie Lease
- Contemporary Style Outlet with Live Music
- 5 bedroom Accommodation
- Trade Kitchen
- External Trade Area

**SOLE LETTING RIGHTS**  
REF: LS-218256

### VIEWING

Strictly by appointment only through Fleurets London office on 020 7280 4700. An initial discreet viewing on a customer basis is required. Staff are unaware and should not be approached.

### LOCATION

The Phoenix is situated in High Wycombe town centre, adjacent to the Eden shopping centre and within 50 yards of the bus station. The property is located on Bridge Street which is a busy thoroughfare. Adjacent to Bucks New University Student Residences. High Wycombe is approximately 24 miles north east of Reading and 20 miles south of Aylesbury.

### DESCRIPTION

A two storey brick built 1930's building. Exposed brick façade to parapet roof with pitch tiled roof behind. It has a central entrance with sash windows at ground and first floor. Rear part covered external trade space to rear with side access from the front of the property.

## TRADE

No trade is warranted or sold.

## LOCATION MAP



Ordnance Survey © Crown Copyright 2013  
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## ACCOMMODATION

A contemporary style town centre pub with space set aside for live music.

### Ground Floor

Bar Area - timber flooring, fixed upholstered seating to walls, painted and papered above. Exposed brick chimney breast with fireplace below. Centrally located timber bar servery. Ladies and gents toilet. Area set aside for pool table.

Function - live music area with timber floors. Soundproofing walls and DJ booth.

Trade kitchen - quarry tiled floor, stainless steel splashboard and tiled walls. Stainless steel extraction. Dry store.

Private shower room.

### Basement

Beer Store. Cellar drop to front. Store space with boiler.

### First Floor

Domestic Accommodation, bathroom, separate w/c. Domestic kitchen. Three double bedrooms, lounge and two single bedrooms.

## TENURE

New free to tie lease offered. Terms to be negotiated.  
Guide rent - £25,000 per annum.

## LICENCES

A Premises Licence prevails, the main licensable activities being: -

Sale by Retail of Alcohol, the following times apply:

Monday - Thursday - 10am - 11pm.

Friday & Saturday - 10am - 1am.

Sunday - 12pm - 11pm.

Late Night Refreshment, the following times apply:

Monday - Thursday - 7pm - 11pm.

Friday & Saturday - 7pm - 12am.

Sunday - 7pm - 10.30pm.

## BUSINESS RATES

The property is in an area administered by Wycombe District Council and we are advised that the current Rateable Value is £15,500 with effect from 1st April 2010.

Please contact Wycombe District Council for details of the rates payable on 01494 461 000.

## PLANNING INFORMATION

We have been informed by the local authority that the Phoenix Public House is not a Listed Building and does not lie within the Conservation Area.

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## SERVICES

We are informed that the premises benefit from all mains services.

## MINIMUM CAPITAL REQUIRED- £23,000

Applicants must have sufficient funds available to cover ingoing costs. The "Minimum Capital Required" figure is intended to be a helpful guide and is an estimate of the cost of fixtures and fittings, stock and glassware, stamp duty, three months rent in advance and agents fees. We also include within this figure an allowance for contingency costs (e.g. legal fees, stocktakers etc).

## APPLICATION PROCEDURE

Applicants are requested to complete a Wellington Pub Company application form and provide a business plan, cashflow forecast and evidence of funding prior to interview. To obtain an application form, contact Fleurets London office on 0207 280 4700.

## FURTHER INFORMATION

The lessee will be responsible for a contribution of £1,200 +VAT towards the Landlord's reasonable legal costs.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## FURTHER INFORMATION

For further information please contact: Elysia Wilson-Gunn at our London office on 020 7280 4700 or email [londonsales@fleurets.com](mailto:londonsales@fleurets.com)

## DISCLAIMER

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