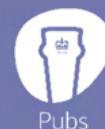




File Ref: LA-122991

Load Of Hay

33 Villier Street, Uxbridge, Middlesex UB8 2PU



Pubs

Tenure
To Let

Price
Nil Premium

- New free of tie lease opportunity
- Good size open plan bar (approx. 80 covers)
- Three bed accommodation
- Off road parking for approx. 4 vehicles
- Patio laid trade garden
- Close to Brunel University (circa 1,400 students)



James Davies

Director - Agency



020 7280 4711



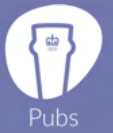
london@fleurets.com

SOLE LETTING RIGHTS

Fleurets
Leisure Property Specialists

Load of Hay

33 Villier Street, Uxbridge, Middlesex UB8 2PU



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Location

The Load of Hay is located on Villier Street which is just off Cleveland Road and south of the main A408 link road in a densely populated residential area of Uxbridge. Brunel university and campus is close by and Uxbridge town centre and underground station are approximately one mile north.

Description

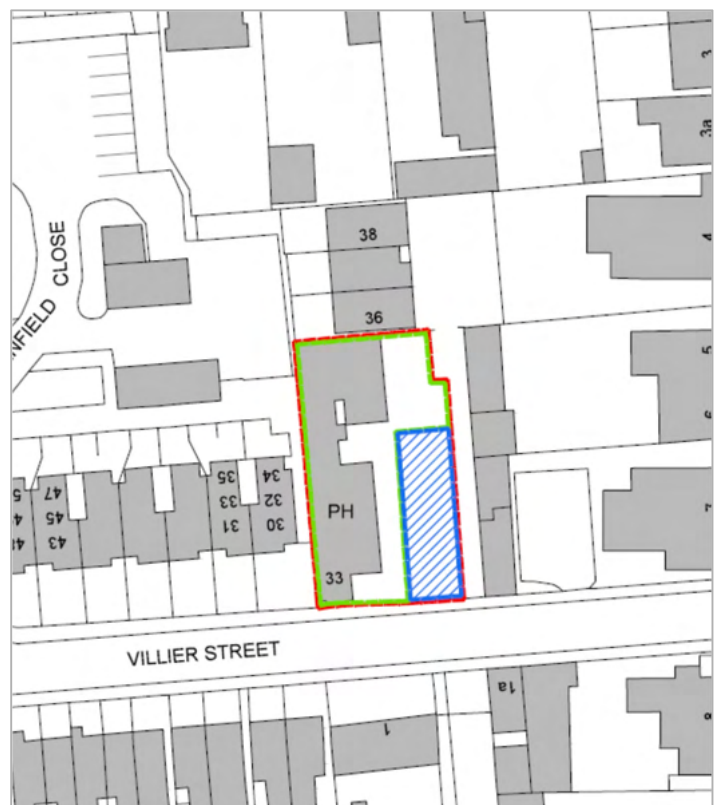
The Load of Hay is a character detached two storey building under various pitched and tiled roofs. Exposed stock brick to ground and first floor elevations with character sash style windows. Off street parking for two vehicles to the front.

Trade garden with main seating area and further paved area to the rear. Gated access to further off street parking for 2 vehicles.

N.B – please note, the blue hatched area is not included in the letting.

Viewing

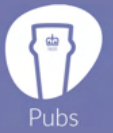
Strictly by appointment only through Fleurets London office on 0207 280 4700. Please note, the property is currently closed.



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Load of Hay

33 Villier Street, Uxbridge, Middlesex UB8 2PU



File Ref: LA-122991



Trade

No trade is warranted or sold.

Accommodation

Ground floor

Substantial split level open plan trade area. Main bar to the front and extended seating area to the rear. Exposed timber flooring to the main bar with fireplace and part timber panelled walls. Darts throw area and step up to bar servery.

'L' shaped bar servery with timber counter and panelled sides. Display shelving to back fitting.

Rear seating area with character vaulted ceiling and exposed beams to large 'L' shaped trade area. Carpeted throughout with another fireplace. Space for approximately 70 covers.

Customer toilets to the rear.

Trade kitchen - tiled floor and part tiled walls. Some catering equipment and stainless steel work surfaces. Extraction and serving hatch. Store room.

Steps leading down to beer store and delivery drop with access via Villier Street.

First floor

Three bedrooms (one via living room), shower room.

Tenure

Leasehold. A new full repairing and insuring lease for a proposed term of 20 years to be agreed on free of tie terms with a guide rent of £30,000 per annum. Subject to annual RPI increases and 5 yearly open market reviews.

Minimum Capital Required

Applicants must be able to demonstrate a minimum capital of £45,000 to cover stamp duty, land registry tax, one quarters rent in advance, landlords legal fees and working capital along with a required three month rent deposit.

Application Procedure

Applicants are requested to complete a CAM application form and provide a business plan, along with cash flow forecast and evidence of funding. To obtain an application form please contact Fleurets directly.

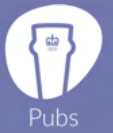
Fixtures & Fittings

The existing fixtures and fittings which are at the property belong to the current tenant and will be required to be purchased. Any items and fixtures and fittings that remain on the premises at the time of completion will be included in the letting. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc. will be excluded. An inventory will not be provided. The lessor will not be required to move any such items that remain on the premises.



Load of Hay

33 Villier Street, Uxbridge, Middlesex UB8 2PU



File Ref: LA-122991

Licence

A premises licence prevails, the main licensable activities being sale by retail of alcohol for consumption on and off the premises:

Monday – Sunday 10:00am – 00:00am

Business Rates & Council Tax

The property is in an area administered by Hillingdon Council. The 2017 Rateable Value has been assessed at £12,100. The domestic accommodation is within Band A for council tax purposes.

Planning

We have made enquiries with the local authority and can confirm the property is not listed but does lie within the Greenway Conservation Area.

Services

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

EPC

The property has an EPC rating of D.

Further Information

1. The Lessee will be responsible for the Landlord's legal costs estimated at approximately £1,500 plus VAT.
2. All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable.
3. A deposit will be required, equivalent to three month's rent plus VAT.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



Our Services

- u Agency - Buying & Selling
- u Expert Witness
- u Investment
- u Landlord & Tenant - Rent Reviews
- u Market Intelligence
- u Valuations
- u Taxation, CPO, Consultancy & Litigation
- u Planning Viability Reports



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