



File Ref: LA-223370

Soldiers Return

65 High Road, Ickenham, Middlesex UB10 8LG



Tenure
To Let


Price
**Nil Premium –
Rental Offers Invited**

- New free of tie lease opportunity
- Open plan bar with 40+ cover restaurant
- 3 bedroom living accommodation
- Car park and trade garden
- Established West London suburb



James Davies

Director - Head of Agency South

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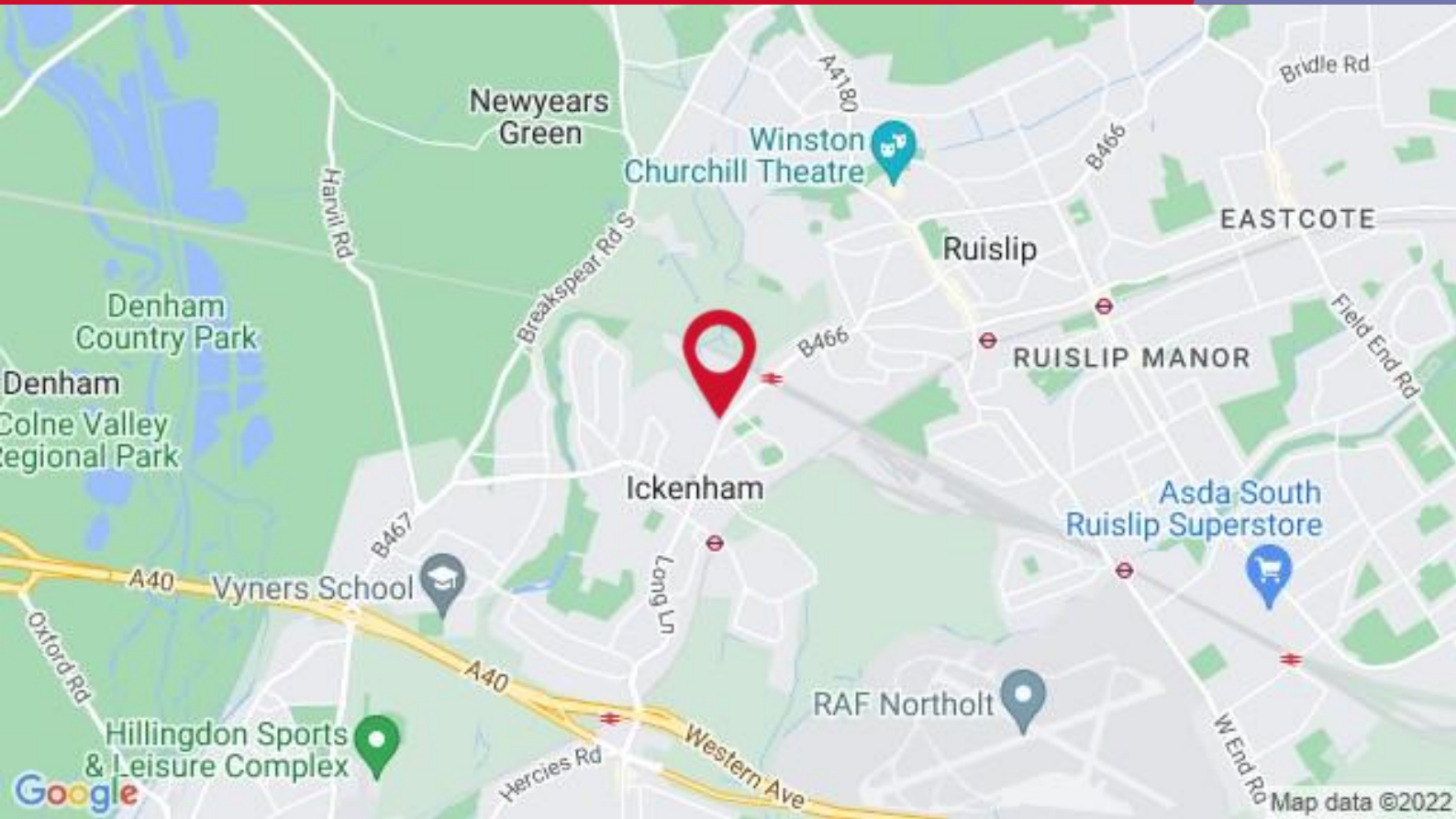
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Location

The property is prominently located on the High Road (B466) which is a main link road between Ickenham and West Ruislip. It is a densely populated area with significant investment in recent years to create a number of substantial apartment blocks opposite. Ickenham town centre is approximately a third of a mile to the southwest and West Ruislip Underground Station is approximately 0.2 of a mile in the other direction.

Description

The Soldiers Return is a substantial detached two storey building under a pitched tiled roof with central gable and single and double storey extensions to the rear. Character features including bay windows to either side of the main ground floor entrance and part rendered and exposed timber beams to first floor giving a Tudor effect. Forecourt seating area enclosed by picket fence with a part covered seating area. Tarmacadamed car park to one side with space for approximately 10 vehicles. Lawned trade garden to the rear, storage shed.



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Viewing

Strictly by appointment only through Fleurets London office on 0207 280 4700. Please note, this property has ceased trading and is now closed.

Trade

No trade is warranted or sold.

Accommodation

Ground floor

Open plan 'L' shaped trade area with exposed timber flooring to the main bar at the front and carpeted to the main seating area to one side and rear. Wide bar servery to the front area with varnished tops and panelled sides. Two feature fireplaces.

Ladies and gentlemen's toilets.

Main seating area - Small bar servery (linked from the front) with space for approximately 40 covers. Separate ladies and gentlemen's toilets.

Trade kitchen - Non slip floor, stainless steel work surfaces, some catering equipment and space for extraction (requires refurbishment). Wash up and preparation area to one side. Dry store.

Uplands cellarage. Beer store with delivery access via the side road (The Green).

First floor

Split level domestic accommodation with two double bedrooms, one single bedroom, living room, kitchen, bathroom and separate toilet.

Tenure

A new FRI lease is available on standard Wellington terms.

Minimum Capital Required

Applicants must be able to demonstrate minimum capital of approximately £50,000 to cover stamp duty land tax, one quarters rent, legal fees, rental deposit, building insurance, fixtures & fittings and working capital.

Application Procedure

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview.

To obtain an application form contact Fleurets London Office on 0207 280 4700.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on the premises:

Sunday to Wednesday	10:00am – 12:00am
Thursday	10:00am – 01:00am
Friday & Saturday	10:00am – 02:00am

Business Rates & Council Tax

The property is in an area administered by Hillingdon Council. The 2017 Rateable Value has been assessed at £31,000. The domestic accommodation is within Band B for council tax purposes.

Planning

We have made enquiries with Hillingdon Council and can confirm that the property is not listed but is locally listed. The property is not in a conservation area. For further information please contact the local authority.

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**Please note – above image from October 2019.*

Services

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

Additional Information

1. Lessee will be responsible for the Landlord's legal costs estimated at £1,500.
2. 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 Accountants or obtain professional advice in this respect.
3. Three month's rent deposit will be required, including an amount equivalent to VAT.

EPC

The property has an EPC rating of C.

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.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

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- 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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