

**REFERENCE:** 5018 – Pub., Buckinghamshire



## Freehold Public House Investment - Winslow

**ADDRESS:** The Swan 2 Buckingham Road, Winslow, Buckinghamshire

### LOCATION

The property is situated on Buckingham Road (A413) at its junction with High Street and Station Road

Estimated District Population

165,000 (Aylesbury Vale )

Miles

9 Miles North-west of Aylesbury

10 Miles south-east of Milton Keynes

Roads

A41, A413, A421, M1

Rail

London Euston via Bletchley

### DESCRIPTION

PUBLIC HOUSE arranged as basement, ground and first floors with beer garden.

### ACCOMMODATION

Ground	Public House and Ancillary	1,450 sq ft.
First	Large three bedroom flat with reception, kitchen and bathroom	810 sq ft.
Basement		810 sq ft.

### LEASE

Term	Let to Barry Mc Straw for 35 years from 2 February 2007 at a current rent of £22,500 p.a.
Basis	FRI
Rent	£25,457 p.a. on completion.
Reviews:	From 2/2/2012 - £25,457 p.a., From 2/2/2017 - £28,801, From 2/2/2022 - £32,586 p.a. and Open Market 5 year reviews. The vendor will guarantee the rent of £25,457 on completion.

**TENURE:** Freehold

**VAT IS:** APPLICABLE

**PRICE:** Offers in excess of £395,000 Freehold- 6.5%

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