

BEXLEY ARMS

50 BEXLEY STREET, WINDSOR, SL4 5BX



**FREEHOLD TIED PUBLIC HOUSE INVESTMENT
FOR SALE
BUSINESS UNAFFECTED**



COURAGE

THE BEXLEY ARMS

Traditional Ales

GOOD CALL
GOOD CALL
GOOD CALL

BEXLEY ARMS
FRIDAY
NIGHT From 6pm
STEAK NIGHT
Full Glass (incl) of House Wine
First or Main Course & Dessert
With Every Steak Main Course!
To Book - Call 01923 851152
OR POP IN!

RK54 VTP

BEXLEY ARMS, 50 BEXLEY STREET, WINDSOR, SL4 5BX

HIGHLIGHTS INCLUDE:

- Freehold tied public house investment
- Site extending to 0.062 acres
- Entire property is let on a tied tenancy to a private individual
- Property arranged over ground and first floor extending to 3,513 Sq Ft (326 Sq M)
- The tenant's lease expires on 10 February 2027.
- The rent is subject to five yearly open market rent reviews
- The income is derived from rent and income from the sale of beer and cider
- Ability to release the tie
- **We are instructed to invite offers in excess of £750,000**
- Business unaffected by sale

LOCATION

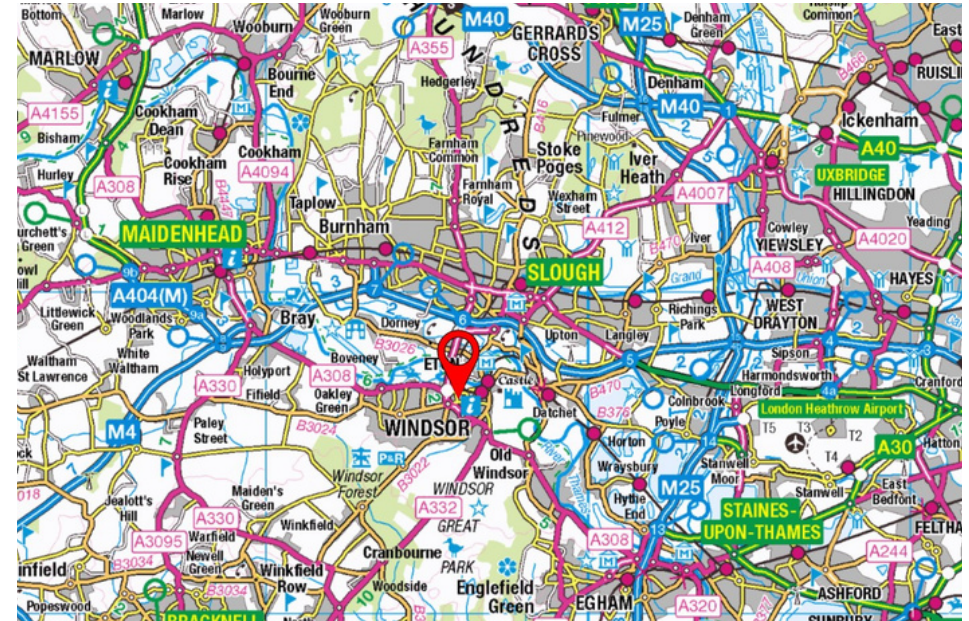
Located in the town of Windsor in the county of Berkshire, 21.9 miles west of central London and 9.1 miles southeast of Maidenhead.

The Bexley Arms is situated fronting Bexley Street in a residential area, a short distance northeast of Windsor town centre where pubs such as The Mitre, Duke of Connaught, and Copper Horse, are located, alongside attractions including Windsor Castle, Alexandra Gardens, Windsor & Eton Brewery.

DESCRIPTION

The property comprises the ground and first floor of a two storey end-terrace corner building with exposed brick elevations beneath a flat roof.

LINKS

[GOOGLE STREET VIEW](#)[VIRTUAL TOUR](#)

ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a central horseshoe bar servery with seating on loose tables, chairs and benches for 68 customers. A separate dining area is located to the rear, suitable for approximately 57 customers. Ancillary areas include customer WC's, trade kitchen and beer cellar.

First Floor: The first floor comprises managers accommodation with two double bedrooms, a bedroom/managers office, a utility room and bathroom.

Externally: There is a customer area to the front with seating on loose tables and chairs for 6 customers.

PLANNING

The property is not listed or situated within a conservation area. However, the property is located within a Zone 3 Flood Zone.

EPC

C-57

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

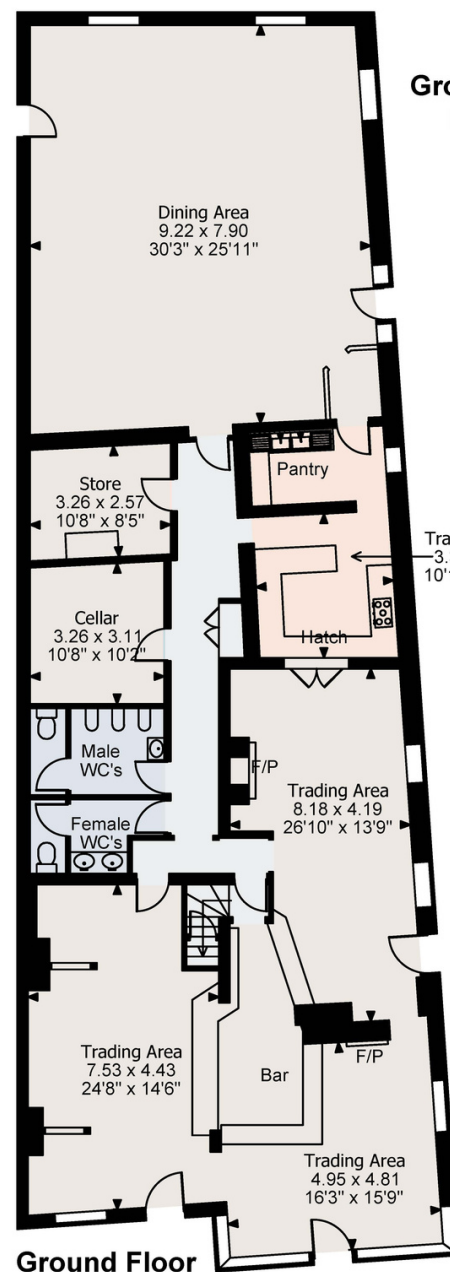


50, Bexley Street, Windsor

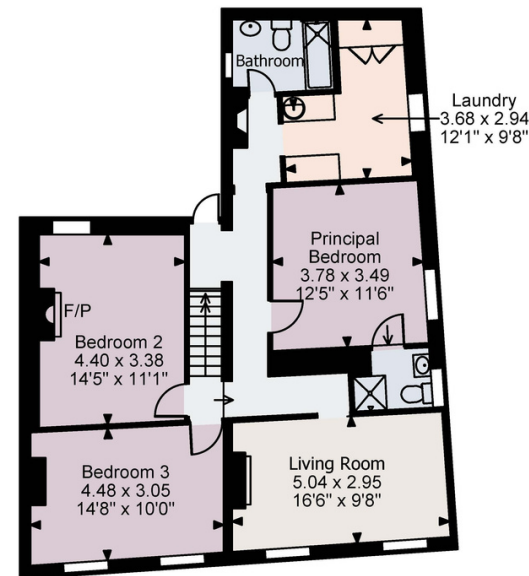
Ground Floor gross internal area = 2,561 sq ft / 238 sq m

First Floor gross internal area = 952 sq ft / 88 sq m

Total gross internal area = 3,513 sq ft / 326 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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savills

TENURE & TENANCY

The property is held freehold (Title Number BK88678). The entire property is let to a private individual on a lease expiring 10 February 2027. The rent is subject to five yearly open market rent reviews. In addition the tenant has an obligation to purchase beer and cider from the landlord.

RELEASE OF TIE

The landlord may give notice to release the Tenant from any or all purchasing obligations and may choose to review the rent to the open market rent by serving a review notice.

TOTAL INCOME

The total income is derived from rent and margin from the sale of beer and cider.

The historic income and barrelage is set out below:

Year Ending September	Total Rental Income	Barrelage
2025	£29,000	52
2024	£29,661	61
2023	£28,921	65



THE TIED INCOME

This lease requires the tenant to purchase all beer and cider from the landlord. The purchaser can set up a supply agreement with a supplier, such as Molson Coors, who will supply to the tenant. This will then provide an income from the sale of drinks. The potential total income to the purchaser from the sale of drinks is estimated, but not warranted, to be in the region of £14,000, producing a total potential income of £43,000 per annum. Further details are available to interested parties on request.

TERMS

We are instructed to invite **offers in excess of £750,000** assuming the usual purchasers costs.

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i' and 'l's having a distinctive shape.