

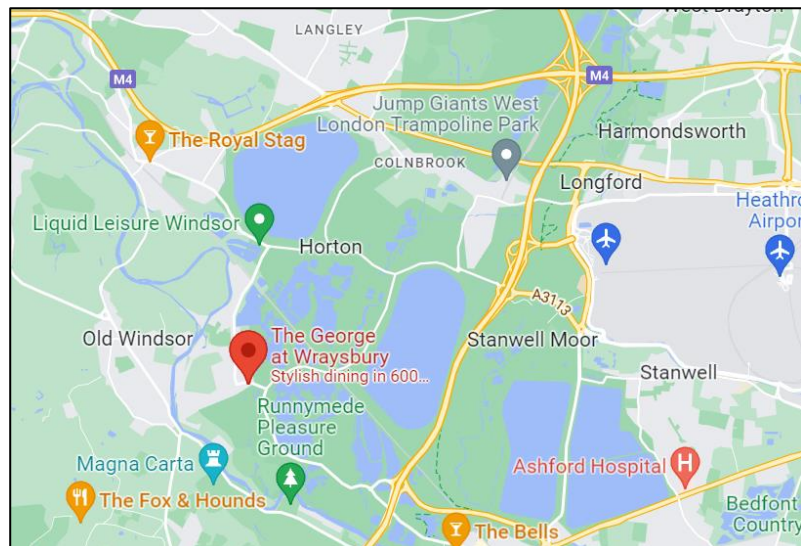


## The George at Wraysbury, 29 Windsor Road, Wraysbury, Staines TW19 5DE

### Summary

- Free of Tie Lease
- Boxers Barn Function Room for 60 covers where Henry Cooper used to train
- 3 external garden trading areas  
Front beer garden / The Olive dining garden / Tepee function garden
- Potential to add hotel rooms
- Turnover in the region of £1m per annum with opportunity to grow further

Offers in the region of £200,000



Viewing is strictly by prior appointment with sole agents Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

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**Location**

The property is located in the riverside village of Wraysbury, between Windsor and Staines. The property is situated on Windsor Road (B376), a road that links to the M25 to the east and the M4 to the north. The property is located a short distance from Wraysbury reservoir. Surrounding occupiers are formed almost exclusively of residential dwellings. The property has the benefit of good transport links with Wraysbury Station 0.8 miles east of the property and Sunnymeads Station 1.1 mile north of the property. For a better understanding of the location please review [Google Street View](#)

**Description**

The main pub building is a two-storey building of brick construction under a pitched tiled roof. To the side of the main pub building is a barn for approximately 60 covers. To the front of the property is a car park for approximately 15 spaces and to the rear is a large beer garden. The ground floor comprises of large single bar servery, with dining area, snug bar and function room.



**Rateable Value**

The property is listed in the VOA Business Rates List as having a rateable value of £66,500 with effect from 1 April 2023.

**EPC**

A copy of the EPC is available upon request.

**Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.

**Viewings**

All viewings should be arranged through the sole agents, Davis Coffery Lyons.



**Tenure**

The property is held on a Wellington Pub Company Free of Tie lease for a period of 20 + 5 years from 2013. The Current passing rent is £61,476.00 increases by RPI – Limited to a maximum of 4% but not less than 2%.

**Planning**

The premises benefit from Sui Generis use.

**Licensing**

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Monday to Thursday	10:00am to 23:30pm
Friday to Saturday	10:00am to 00:00am
Sunday	12:00pm to 22:30pm

