



The Bailwick, Wick Road, Englefield Green, Surrey TW20 0HN

## Summary

- New Free of Tie lease
- Substantial accommodation
- Beer garden
- Close to good tourist attraction

**Leasehold: Rental Offers in excess of £75,000**

**Nil Premium**



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons:

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## Location

The property is situated on the edge of Windsor Great Park/Saville Garden in an idyllic setting.

The A30 is around 500m away providing easy access.



## The Property

The front bar section has a warm traditional feel with timber floors, timber servery, bay windows to the front with panelled walls below. There is an open fireplace in the main section. This front part is used as a bar area, although there are three tables within this area suitable for dining (12 covers), another 3 tables (10 covers) immediately behind the open staircase and a further four tables (12 covers) in a side section which has its own bay window and windows along the flank.

There is additional seating provision for a further 30-40 covers on the lower level. To the front of the pub, there is a small hardstanding area with additional seating for 20 people.

To the rear of the property is a small yard with a metal storage shed and room for bin storage. Beyond that is Cheeseman's Cottage which is the manager's house. This is a detached yellow stone house on two storeys with living/dining rooms plus playroom and kitchen on the ground floor and 3 bedrooms plus bathroom on the first floor.

[Google Street View](#)

## Rates

The property is listed in the VOA business rates list as having a rateable value of £77,000.

## The Business

A country pub nestled on the outskirts of Windsor Great Park, with a beautiful terrace garden overlooks the ancient deciduous woodland.

The property was previously run under management by Brunning & Price.

The pub is particularly popular with walkers and there is immediate access to the park via a gate next to the property.



## Trade

The property is currently closed.

## Terms

A new 20-year Free of Tie lease with a passing rental of £75,000 pa, with 5-yearly rent reviews.

## Fixtures and Fittings

All fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

## Planning

The premises benefit from Class A4 Use. The property has development potential subject to planning permission. Interested parties should make your own planning enquiries.