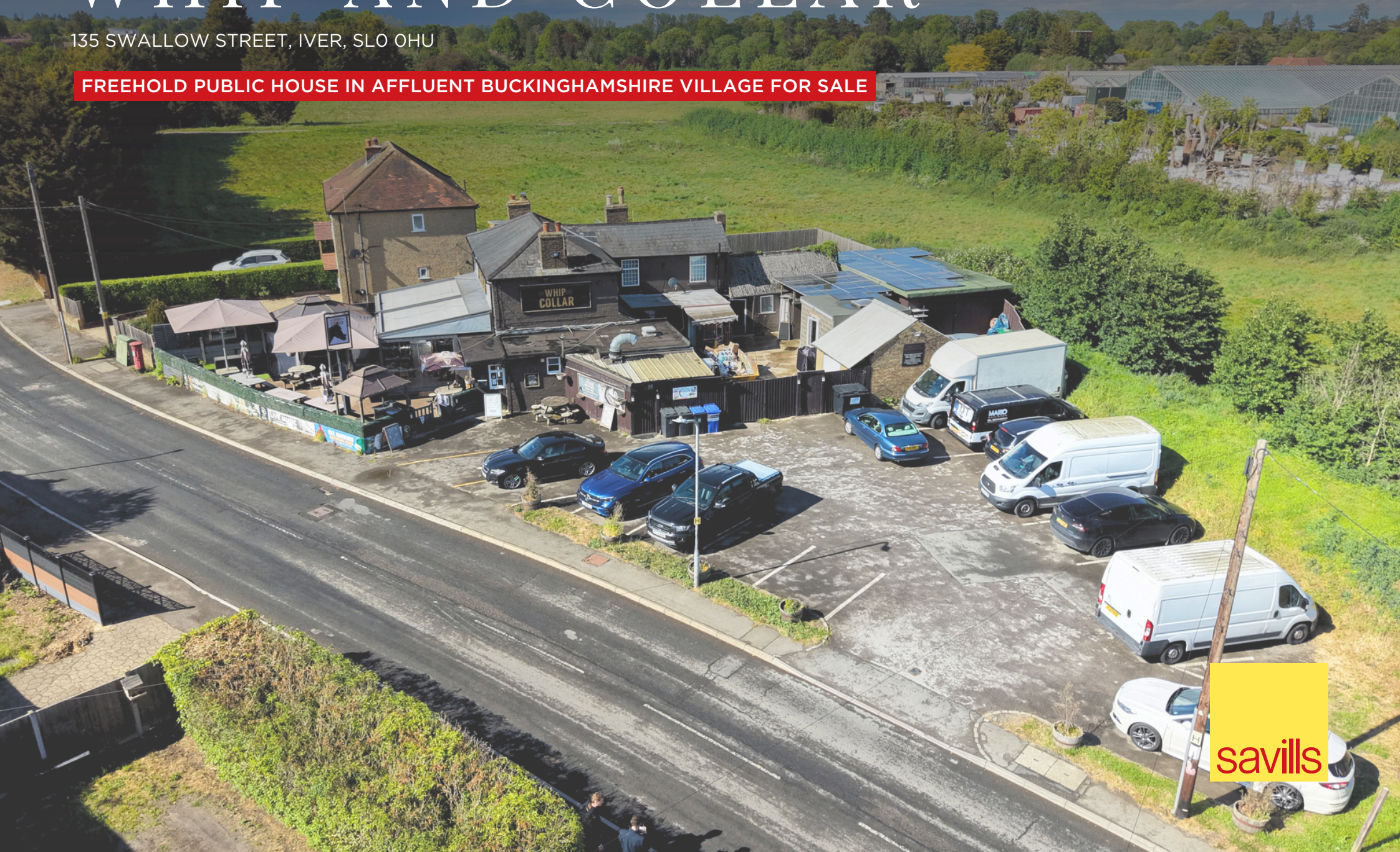


# WHIP AND COLLAR

135 SWALLOW STREET, IVER, SLO OHU

FREEHOLD PUBLIC HOUSE IN AFFLUENT BUCKINGHAMSHIRE VILLAGE FOR SALE



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## HIGHLIGHTS INCLUDE:

- Vacant Freehold Public House For Sale
- Busy location just off the M25
- Prominent roadside location in affluent residential area
- External trade garden
- Staff accommodation on the first floor comprising 2 double bedrooms 1 single bedroom and a bathroom
- The Whip & Collar is positioned on Swallow Street in Iver, just 0.6 miles from Iver village centre, placing it within easy reach of local amenities and residential catchments.
- Property arranged over two levels
- Site area of 0.236 acres (0.096 hectares)
- **We are instructed to invite offers in excess of £695,000 + VAT**

## LOCATION

Iver is a well-connected Buckinghamshire village combining rural character with easy access to major transport routes. The village offers local shops, services and community amenities, with excellent rail connections via Iver Station (approximately 1 mile), Langley Station (around 1.4 miles west), and West Drayton Station (roughly 2 miles east), all providing fast Elizabeth Line links to central London, Heathrow and the Thames Valley.

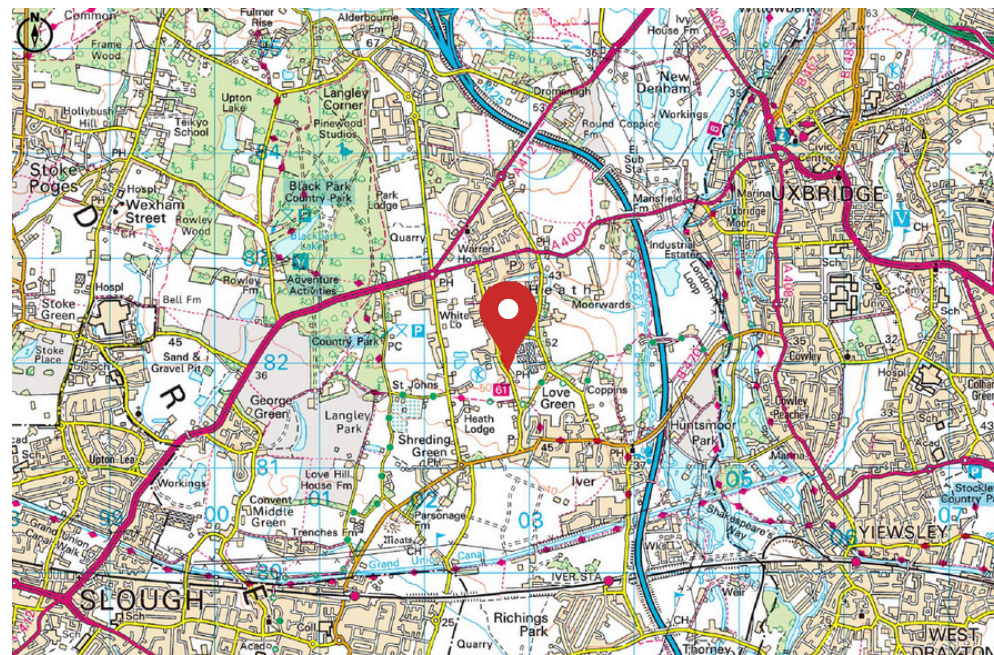
The Whip & Collar sits on Swallow Street in a semi-rural part of Iver, just 0.6 miles from the village centre. The property occupies a prominent roadside position within an affluent residential catchment, benefiting from the area's strong transport connectivity. The location is ideal for both local trade and passing traffic, positioned just off the M25 motorway network.

## LINKS

LOCATION



GOOGLE STREETVIEW



Site boundary for indicative purposes only

## DESCRIPTION

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The Whip & Collar is a traditional two-storey pub which is of brick construction under a pitched slate covered roof with a number of single storey extensions. The property benefits from a glazed extension with a retractable roof in addition to a variety of covered and exposed seating areas capable of accommodating approximately 65 covers. Car parking is provided on site for approximately 14 vehicles.

## ACCOMMODATION

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**Ground Floor** The ground floor includes an external seating area with a retractable awning for 28 covers, leading into a main trading space arranged around a central bar servery with a wood-burning stove, fixed bench seating and loose tables for 26 covers. Ladies' and gents' WCs are provided at this level in addition to a living room, office and catering kitchen, which connects to a covered external food-preparation area. There is also an externally accessed beer cellar and separate store at this level.

**First Floor** The first floor provides 2 double bedrooms a single bedroom and a bathroom.

**External** Externally, to the rear the property benefits from a terrace area providing seating on loose tables, chairs and wooden benches for approximately 52 customers.



## PREMISES LICENCE

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The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

- Monday to Thursday: 10:00 – 23:00
- Friday to Saturday: 12:00 – 01:00
- Sunday: 12:00 – 00:00

## PLANNING

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The property is not listed and it is not located within a conservation area.

The local authority overseeing the site is Buckinghamshire Council, and further information can be found on their website:  
[www.buckinghamshire.gov.uk](http://www.buckinghamshire.gov.uk)

## TENURE

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The property is held freehold (Title Number BM202531).

## EPC

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## RATEABLE VALUE

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2026 - £14,000.

## TERMS

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Offers are invited in excess of £695,000 for the benefit of our clients freehold interest.

## VAT

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VAT will be payable in addition to the purchase price at the appropriate rate.

## FIXTURES AND FITTINGS

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Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## MONEY LAUNDERING

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



WHIP AND COLLAR, 135 SWALLOW STREET, IVER, SLO OHU

## VIEWINGS

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All viewings must be made by prior appointment as the pub is now closed. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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