

Tel: 01844 261121
Web: www.fieldscommercial.co.uk
Email: enquiries@fields-property.co.uk

FIELDS

commercial property
land and new homes

For Sale

The Pheasant, 39 Windmill Street, Brill, HP18 9TG



Thriving Licensed Investment/Trading Opportunity, Country Inn & Restaurant With Rooms

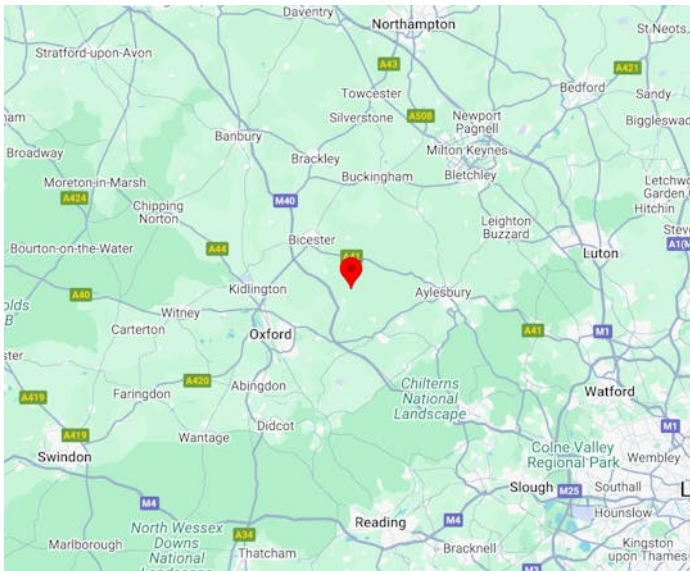
Size: 3,332 Sq Ft

Price: Price On Application

Fields Commercial | 5a Cornmarket | Thame | Oxfordshire | OX9 3DX

Messrs Fields themselves and for the vendors or lessors of this property whose agents they are given notice that: [1] the particulars are in good faith and are set out as a general guide only and do not constitute any part of contract; [2] no person in the employment of Messrs Fields has any authority to make or give any responsibility or warranty whatever in relation to this property.
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Features:

- Thriving village inn and restaurant with rooms
- Envidable location within highly-regarded village
- Family-run with consistent trade
- Spectacular panoramic over the surrounding Buckinghamshire countryside

EPC - EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The property is located on the edge of the village overlooking the Windmill, with easy access to Aylesbury 13 miles, Thame 8 miles & Bicester 9 miles. Convenient for access to the M40 motorway Jct 7-9. The A41 is located 3.5 miles to the north, and the A418, Aylesbury to J8A M40 / A40 and Oxford is 8 miles to the south.

Description

The Inn features a traditional bar and restaurant, commercial Kitchen, Prep-room, male and female WCs, 4 En-suite Letting Rooms, raised terraced seating and large trade Garden.

Spectacular panoramic views over the surrounding Buckinghamshire countryside, overlooking the renowned windmill.

Proposal:

Offers are invited for the freehold interest, subject to a new 2 year lease to the existing tenant.

Rates

The property lies within the rating area of Aylesbury Vale, according to which the rateable value is as follows:

Rateable Value: £40,000 (2023 onwards)

Rates Payable: £22,422 (2025-2026)

Rates payable can be affected by transitional arrangements, and we would recommend that interested parties should make further enquiries for clarification.

Terms

PURCHASE PRICE:

Offers are invited for the Freehold interest Subject to a new 2-year lease from 1st February 2026.

Existing business unaffected.

Viewings

Strictly by appointment via Fields 01844 261121.

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