



Unicorn

High Street, Cublington, Buckinghamshire, LU7 0LQ

Leasehold £30,000

- Affluent and quintessential Buckinghamshire village
- Modernised Grade II listed public house
- Bar, restaurant and function room (90-100)
- Sizeable trade garden (80-100) and car park (20)
- Two bedroom accommodation
- Potential to create a destination food-led business

Ref: 95127

01892 725900

southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Unicorn is situated in the charming and quintessential Buckinghamshire village of Cublington. The village lies approximately 7 miles north of Aylesbury, 5 miles west of Leighton Buzzard and 11 miles south east of Buckingham. The village lies in an area of stunning countryside and the Unicorn is nestled in the heart of the village.

The area is predominately accessed via the A418 which runs between Leighton Buzzard and Aylesbury which in turn provides fast dual carriageway access to the M1 and M25 at junction 20. Mainline railway services are available from nearby Leighton Buzzard Station, with services to Milton Keynes Central, Berkhamsted and London Euston. Due to the strong communications, the area is a popular residence within London's commuter belt.

The Unicorn occupies a notable detached public house situated along Cublington's High Street. This Grade II listed property is understood to date back to the 17th Century and is of brick construction under a pitched tile roof. The property has been wisely invested in during the occupation of the current owners. The property is listed as an Asset of Community Value.

TRADE AREAS

- BAR: Presented with stripped wood flooring, rustic timbers and a log burner. Seating for 13, with a further six bar stools. Served equipped with drinks fridges and a coffee machine.
- RESTAURANT: Divided into three areas, with a combination of tiled and stripped wood flooring. Vaulted ceiling and timbers to one end. Central log burner. Seating for 40.
- FUNCTION ROOM: Also utilised as an overflow restaurant. Present with vaulted ceiling and doors to the trade gardens. Potential to seat 30 to 40.
- TRADE KITCHEN: An extensively equipped kitchen, including extractor, Rational oven, convection oven, double deep fat fryer, six burner range cooker, hot cupboard, numerous under counter fridges, dry store and walk-in chiller.
- LADIES TOILETS
- GENTLEMEN'S / DISABLED TOILETS
- BASEMENT CELLAR

OWNERS ACCOMMODATION

- Located at first floor level, and with separate access from the rear of the property, comprising:
- OFFICE/LIVING ROOM

- TWO DOUBLE BEDROOMS
- KITCHEN
- SHOWER & WC ROOM

EXTERNAL

- TRADE PATIO & GARDEN: Well-manicured and sizeable trade space with children's play frame, pétanque pitch and potential to seat 80 to 100.
- CAR PARK: With space for 20 vehicles.
- YARD: With shed storage.

THE BUSINESS

The Unicorn has for the past five years run under a tenancy agreement, serving the needs of the local community. Trade accounts are unavailable. No trade is sold or warranted.

The Unicorn is a great opportunity for an aspiring hands-on owner, couple or chef patron to create a destination food-led business, capable of drawing in trade from the affluent surrounding towns and villages, as well as large conurbation of Aylesbury, Buckingham and Leighton Buzzard.

LICENCE

A full Premises Licence is held permitting the sale of alcohol:

Monday to Saturday 10:00-00:00

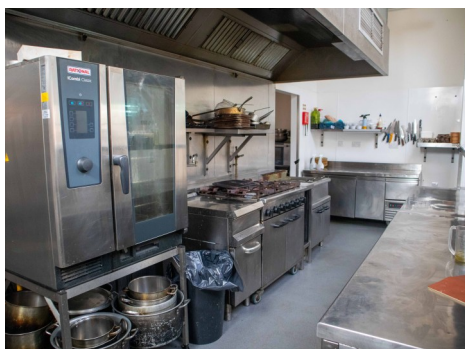
Sunday 12:-00-00:00

SERVICES

All mains services are connected.

Rateable Value is £16,750

Local Authority: Aylesbury Vale



TENURE & PRICE

LEASEHOLD £30,000 to include fixtures & fittings and the grant of a new lease as below.

TERM	To be agreed by negotiation.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three month's rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	OIRO £40,000 per annum, paid monthly in advance. An initial one month rent free period will be considered.
RENT REVIEW	Subject to rent reviews at Market Rent or RPI, whichever the greater. Frequency to be agreed subject to length of term.
REPAIR LIABILITY	Full repairing and insuring lease agreement.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
DUE DILLIGENCE	An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum. An incoming party will be required to undertake a credit check.



CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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