

# GOLDEN CROSS

POYLE ROAD, SLOUGH SL3 0BN

PROMINENT ROADSIDE PUBLIC HOUSE FOR SALE / MAY LET WITH VACANT POSSESSION



savills





GREENE KING  
GOLDEN CROSS

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GOLDEN CROSS

Open  
all day  
Food  
Cask ale  
Garden

Food  
Garden  
Open all day  
Cask ale  
Car park

ASKA  
SPORTS  
HERE

OPEN  
12-10pm  
FOOD  
AND  
DRINKS



## HIGHLIGHTS INCLUDE:

- Prominent Roadside freehold public house for sale with vacant possession
- Property arranged over two levels: ground and first floors
- Large beer garden suitable for approximately 58 covers
- On site car parking for 15 vehicles
- Site extending to 0.274 acres
- Located a short distance from Heathrow Airport Terminal 5
- Alternate use potential subject to obtaining the necessary permissions
- Offers are invited for both freehold and leasehold interest

## LOCATION

Located in the Slough, within the county of Berkshire, 5.2 miles (8.4 kilometres) east of Windsor and 18.3 miles (29.5 kilometres) west of Central London.

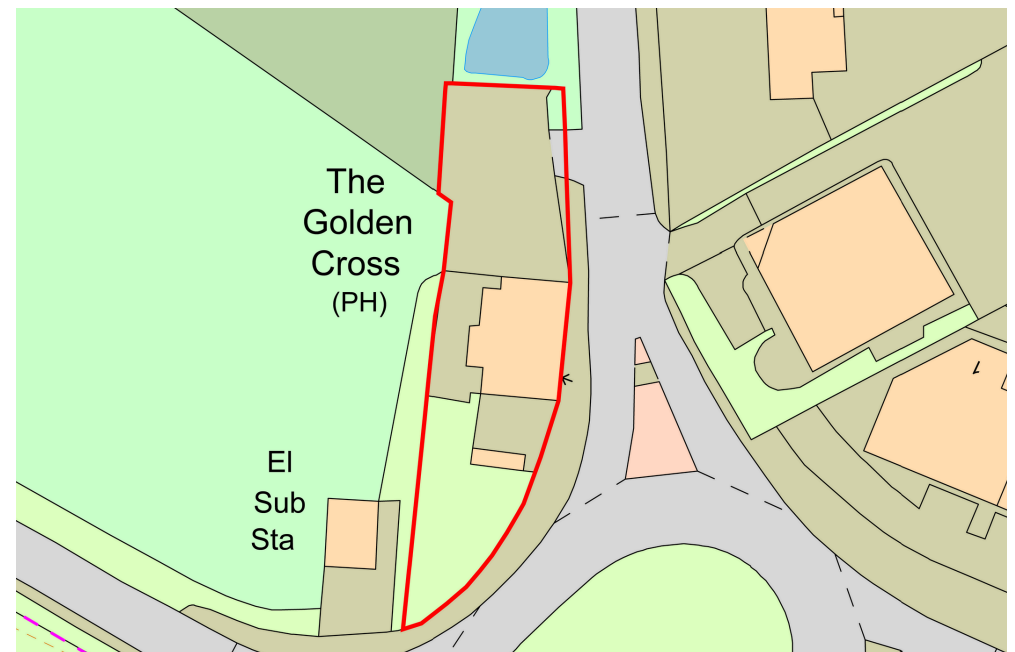
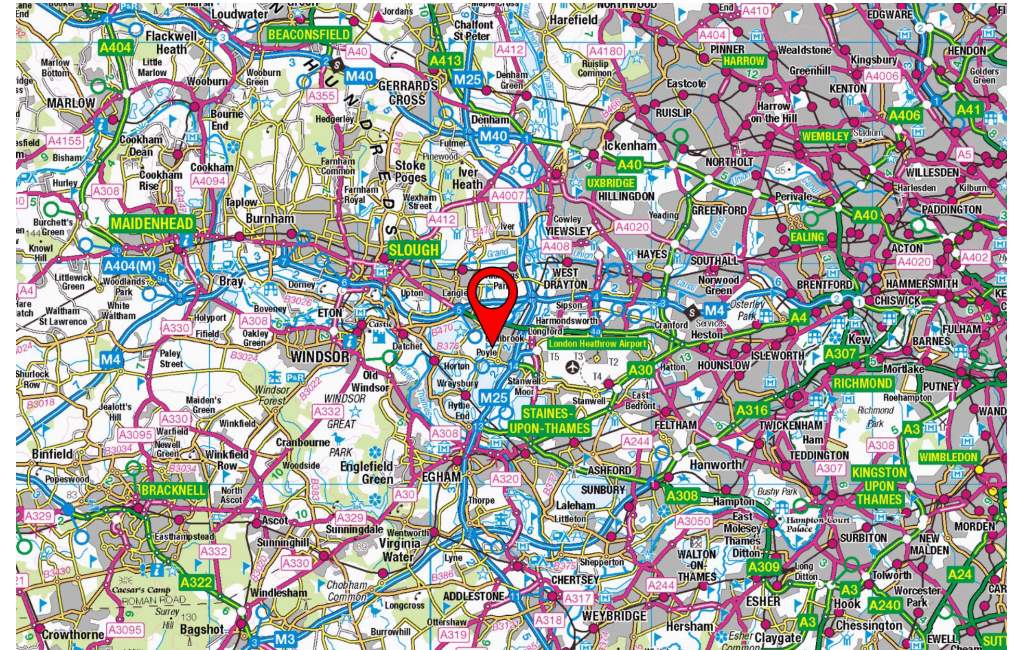
The Golden Cross is situated fronting Poyle Road and is located 0.5 miles west of the Poyle Interchange of the M25 and 2.3 (3.7 kilometres) west from Heathrow Airport Terminal 5.

## DESCRIPTION

The Golden Hind is a detached two storey pub of brick construction beneath various pitched tiled roofs. The property is arranged over ground and first floors. There is a well sized onsite car park located to the side of the property which is suitable for approximately 15 vehicles. The property sit on a total site area of 0.274 acres and has a Gross Internal Area of approximately 2,000 sq ft.

## LINKS

GOOGLE STREET VIEW





## ACCOMMODATION

### Ground Floor

The ground floor provides an open plan trading area with a central bar serverly with seating on loose tables and chairs for approximately 50 covers. Ancillary trading areas include customer W/C's, a good size commercial kitchen and ground floor cooled cellarage.

### First Floor

The first floor comprises living accommodation with three double bedrooms, a living room, a domestic kitchen and a large family bathroom.

### Externally

There is an enclosed beer garden located to the side of the property for approximately 58 covers and benefits with smoking solution. The property benefits with car parking suitable for approximately 15 vehicles.

## TENURE

The property is held freehold (Title Number BK332944).

## PLANNING

The property is not listed nor is it situated within a Conservation Area. However, the property is located within the Green Belt.

## VAT

VAT will be applicable on the sale.

## EPC

C - 67.

## TERMS

We are instructed to invite both freehold and leasehold proposals. Further details available upon request.





## TRADE

The premises is currently open for trading. Under no circumstances should any direct approach be made to any of the occupational tenants staff.

## FIXTURES & FITTINGS

The sale of the property may include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

## MONEY LAUNDERING

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





## VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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