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Web: [www.fieldscommercial.co.uk](http://www.fieldscommercial.co.uk)  
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**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**

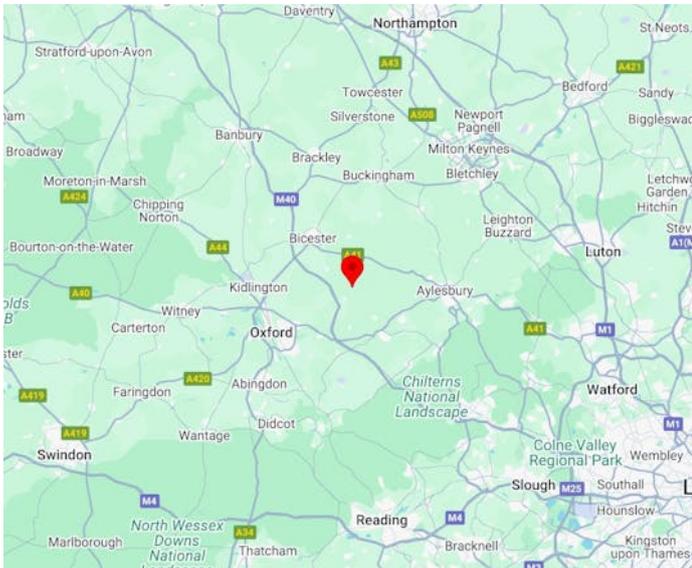
**Size: 3,332 Sq Ft**

**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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