



The Five Bells

Stanwell Road, Horton, Slough, SL3 9PA

**Rare Freehold Opportunity -
Former Public House with Land to
the Rear**

24,647 sq ft

(2,289.78 sq m)

- Ideal for owner occupiers / investors
- Development potential (STPP)
- Site area of 0.45 acres
- Land to the rear
- Full vacant possession
- Close proximity to M4 (J5) & M25 (J15)
- Close to Heathrow Airport
- Walking distance to Sunneymeads Rail Station

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Summary

Available Size	24,647 sq ft
Price	Offers in excess of £930,000
Business Rates	Interested parties are advised to make their own enquiries with the local Council.
VAT	VAT will be payable if applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The site is prominently located on Stanwell Road just off of Datchet Road and is within close proximity to the M4 (Junction 5) and the M25 (Junction 15) providing access to Central London and the surrounding areas. In turn the site is excellently positioned close to Heathrow Airport, approximately 4 miles away from Terminal 5. Sunnymeads National Rail Station is approximately 1.2 miles away.

Travel Distances

- M4 (Junction 5) - 2.2 miles
- M25 (Junction 15) - 1.3 miles
- Sunnymeads Rail Station - 1.2 mile
- Heathrow Airport (Terminal 5) - 4 miles

Source: Google Maps

Description

The property comprises a distinctive character grade II listed building featuring a centrally positioned bar on the ground floor, with a fully equipped kitchen situated to the rear. The first floor offers residential accommodation. Externally, the site benefits from a tarmacked car park, landscaped grounds and a playground.

Tenure

Freehold.

Accommodation

All measurements are approximate. Interested parties are advised to carry out their own surveys.

Description	sq ft	sq m
Total Site Area	24,647	2,289.78
Total	24,647	2,289.78

Viewings

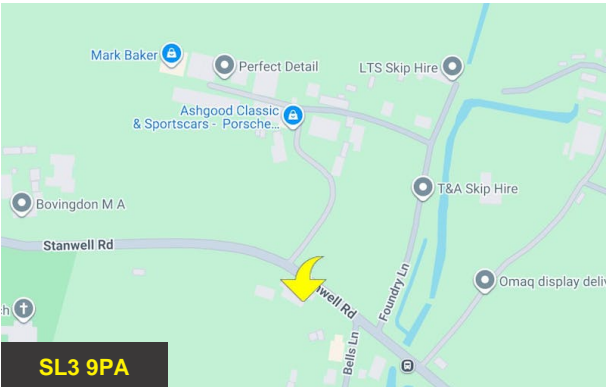
All viewings are to be accompanied by Telsar.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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