

Lot 29, Former The George PH, 12 Post Office Lane, George Green, Slough, Berkshire SL3 6AX

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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Property Information

Vacant Freehold Pub Investment

- Former Public House building with residential accommodation.
- Includes Two Beer Gardens, Car Park
- Approximate Site Area of 0.22 Hectares (0.54 Acres)
- Approximate Site Coverage of 19%
- Approximately 1 mile north of Slough Town Centre and Slough Crossrail Station
- May be Suitable for Alternative Uses (Subject to Consents)

Auction

17/Feb/2022

Lot

29

Status

Available

Vacant Possession

Auction Venue

Live Streamed Auction

Sector

Public House

Location

Miles 18 miles west of Central London, 1 miles north east of Slough
Roads A412, M25, M4,
Rail Slough Crossrail Train Station (17 minutes to London Paddington)
Air London Heathrow Airport

Situation

George Green is predominantly a residential district north of Slough town centre. The property is prominently situated fronting the southbound carriageway of Uxbridge Road (A412). The town benefits from excellent communications with the M4 and the M25 close by giving access to Heathrow and Gatwick International Airports. Slough's rail station provides direct services to London Paddington in 17 minutes. The new Queen Elizabeth Crossrail line will provide Crossrail Services directly to London Bond Street Station.

Tenure

Freehold.

Description

The property is a detached former public house comprising public bar and ancillary accommodation on the ground floor and two room residential accommodation on the first floor. The property benefits from a site area of approximately (0.54 Acres) with a site coverage of approximately 19%, two beer gardens and a car park with 12 marked parking spaces.

The property is Grade 2 listed and may benefit from alternative uses, subject to consents.

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller a sum in addition to the purchase price. Please see the Special Conditions of Sale which is available in the Seller's solicitors Legal Pack.

Completion Period

Six week completion

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground First	Public House Residential	363.00 sq m	(3,907 sq ft)	VACANT POSSESSION
Total Approximate Floor Area		363.00 sq m	(3,907 sq ft) (1)	

(1) The floor areas stated above are those published on the Energy Performance Certificate.

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