



The Sebastopol Public House, 137 Clewer Hill Road, Windsor, Berkshire, SL4 4DW

## Summary

- Freehold public house
- Prominent corner position
- 2-bedroom owners/staff accommodation
- Includes adjacent car park
- Trade beer garden to the front

**Price: Freehold OIEO £475,000**

Viewing is strictly by prior appointment with sole agent  
Davis Coffe Lyons: [dcl.co.uk](http://dcl.co.uk)

Paul Tallentyre  
Executive Director, Pubs & Bars  
0207 299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

Keith Goodwin  
Pubs & Bars  
020 7299 0706  
[kgoodwin@dcl.co.uk](mailto:kgoodwin@dcl.co.uk)

### Location

The Sebastopol is prominently located on the corner of Clewer Hill Road and Park Corner between the suburbs of Dedworth and Clewer New Town. The pub is situated approximately 1.5 miles south west of Windsor town centre. The property is situated in a predominantly residential area with local facilities including Hilltop Primary School and local shops. [Google Street View](#)

### Property

The Sebastopol is a 2-storey property of mainly brick construction with single storey extensions on two sides.

Internally, the trading area is situated at ground floor level with a traditional wooden bar servery to the rear. Seating is a mixture of bar stools, tables and chairs as well as fixed booth seating providing seating for circa 55. To one side of the bar is an entertainment area with a pool table and darts board. Ancillary areas include customer WC's, trade kitchen, storage rooms, managers office and a beer cellar. The first floor manager's flat comprises 2-bedrooms, kitchen, bathroom and a living room.

Externally, there is a trade beer garden to the front with a smoking shelter and seating on wooden benches. There is a garage to one side of the property and a small enclosed courtyard the rear. There is customer parking for approximately 13 cars.

### The Business

The business is currently trading as a traditional public house. Whilst it is currently trading, in our opinion it could be used for any other community facility including library, place or worship, nursery, community centre etc... subject to obtaining planning consent.

### Tenure

Freehold.

### Business Rates

The property is listed in the VOA business rates list as having a rateable value of £16,800 with effect from 1<sup>st</sup> April 2017.

### Price

Freehold: OIEO £475,000

### Planning

The property has A4 planning consent.

### Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. The price may be subject to VAT provisions. Possession will be available upon completion of legal formalities.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.





