

The image shows the exterior of a modern pub named 'THE HOPE & CHAMPION WETHERSPOON'. The building has a large glass frontage reflecting the sky and surrounding greenery. A prominent yellow sign with black text is mounted above the entrance. To the left, a teal-colored wall features a small square window. In the foreground, a large black cylindrical pillar displays text and a map. Several people are walking on the paved area in front of the pub. To the right, a glass-fronted extension houses 'ST. BRICKS COFFEE'.

THE HOPE & CHAMPION WETHERSPOON

THE HOPE & CHAMPION

...ve all
great
eaters.
...e seen
...e than
...ember
and
...ember
...e than
...e seen."

Amenities for
hungry and
thirsty travel-
ers.

For the tired and weary,
food is being served at the
your whole fa-
mily.

(horses must be en-
tered at the front of the
station.)

There are charming restau-
rants at the front and rear where guests can
a range of global cuisines
finest tea and coffee is served
wines and world class

THE HOPE & CHAMPION
TOP BRANDS

WORLD BEERS
CRAFT BEERS

ST. BRICKS COFFEE

THE HOPE & CHAMPION

UNIT 1A • BEACONSFIELD SERVICES • JUNCTION 2 M40
WINDSOR ROAD • BEACONSFIELD • HP9 2SE

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AN OPPORTUNITY TO GAIN REPRESENTATION IN ONE OF THE UK'S LEADING MOTORWAY SERVICE STATIONS

HIGHLIGHTS

- + An opportunity to gain representation in one of the UK's leading motorway service stations
- + Beaconsfield services was recently voted the second best Motorway Service Station in the UK
- + The operator of the scheme, Extra MSA Group were voted best MSA operator in England by visitors in the last independent Transport Focus Survey in 2020
- + Located within 4 miles of the M25
- + Prominent position within the scheme with its own self-contained entrance
- + Well configured accommodation split over ground and first floor levels
- + Fantastic tenant mix with other occupiers including Nando's, Pizza Express, Leon, McDonald's, KFC, Starbucks, M&S Simply Food, Greggs and Ibis Budget
- + High standard of fit out
- + Designated external seating areas to the front and rear of the unit
- + Attractive setting with a large lakeside terrace and play area for children

THE HOPE & CHAMPION, UNIT 1A, BEACONSFIELD SERVICES, HP9 2SE



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LOCATION

Beaconsfield is an affluent market town in south Buckinghamshire that is located 23 miles north west of central London and 5 miles from the towns of Amersham, Gerrards Cross and High Wycombe.

The Extra Beaconsfield services are located immediately to the west of junction 2 of the M40 Motorway. The M25 is located within 4 miles to the south and is accessible via junction 16 with Heathrow airport being within 10 miles to the south. As well as being one of the major transport links between London and the Midlands and North the M40 generates significant vehicle flow from those travelling to and from the following popular attractions and destinations;

- Wembley Stadium
- Heathrow Airport
- Windsor Castle
- Warner Brothers Studios – The Making of Harry Potter
- Bekonscot Model Village
- Twickenham
- Westfield London
- Oxford
- Bicester Village
- Stratford Upon Avon
- Warwick Castle

The Extra Beaconsfield services has an excellent and diverse mix of occupiers. The Hope & Champion is located immediately adjacent to the Ibis Budget Hotel (105 rooms) and to the main entrance into the building. Food and beverage operators represented include Nando's, Pizza Express, KFC, McDonalds, Leon, Gregg's, Starbucks, Chozen Noodle, Tabori and El Mexicana. In addition there is an M&S Simply Food, WH Smith and Regus Express business centre also within the scheme.





DESCRIPTION & ACCOMMODATION

The Hope & Champion occupies a mid-terrace position immediately to the left of the main entrance to the service station. The property provides accommodation on ground and first floor levels with the main bar at ground floor level with bar servery to one side. This area is laid out to provide a variety of fixed bench seating, loose tables and chairs for approximately 80 covers. At first floor level the property is laid out to provide further seating for approximately 60 covers in addition to the customer WC's, catering kitchen, beer cellar, managers office and staff changing facilities.

Externally the property has two separate terraces. To the front of the property the terrace is currently laid out to accommodate approximately 28 covers with a further 60 covers provided on the large terrace immediately to the rear of the property.

APPROXIMATE AREAS (GIA)

Floor	Description	SQ M	SQ FT
Ground	Trading	247.3	2,661
First	Trading & Ancillary	228.2	2,456
Total		475.5	5,117

Purchasers are advised to check these areas which are inclusive of stairs and show best estimates under the current configuration.

TENURE

The property is held on a lease for a term of 25 years from 20th January 2014 at a rent which is to be to the higher of the base rent of £174,541.89 per annum or 16% of gross turnover. The base rent is subject to annual review which is linked to trading performance and the lease has the benefit of a tenant break option on 20th January 2029 upon giving the landlord 6 months notice in writing.

The property is subject to a service charge which for the most recent year was in the region of £41,000.

The lease is excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

There are certain restrictions within the lease regarding user. Further details are available upon request.





RATEABLE VALUE & EPC

The 2017 Rateable Value for the property is £198,000.

The property has an EPC rating of B – 46.

PREMISES LICENCE

The property is able to open 24 hours a day and benefits from a premises licence permitting the sale of alcohol from 8am until 1am each day.

TRADING INFORMATION

Historic trading information may be made available to interested parties on request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS AND TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

The premises are available by way of an assignment of the existing lease.

CONTACTS

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