

THE SIR DANIEL ARMS

FLEET STREET · SWINDON · SN1 1RQ

VIRTUAL FREEHOLD
LARGE TOWN CENTRE PUBLIC
HOUSE FOR SALE ON BEHALF
OF JD WETHERSPON



CBRE

savills

THE SIR DANIEL ARMS

FLEET STREET · SWINDON · SN1 1RQ

- **Virtual Freehold**
- **Town centre location**
- **In close proximity to Swindon train station**
- **Extensive three storey building with late licence**
- **External trade patio to front and side**
- **External trade balcony at first floor**
- **Held for a term of 125 years from 2007 at a peppercorn rent**
- **GIA - 805 Sq M (8,666 Sq Ft)**
- **Google Street View**

LOCATION

Swindon is a densely populated town in Wiltshire situated approximately 40 miles east of Bristol and 40 miles west of Reading. The town benefits from good transport links, with Swindon train station providing regular services between Bristol and London Paddington.

The Sir Daniel Arms occupies a prominent corner position at the junction between Fleet Street and Fleet Square, with Swindon train station located just 400 metres to the north. The surrounding area is predominantly commercial in nature with nearby occupiers including McDonalds, Holiday Inn, Brunel Shopping Centre and several independent retail and hospitality businesses.

DESCRIPTION & ACCOMMODATION

The Sir Daniel Arms comprises a three storey semi-detached building constructed under a flat roof. The pub benefits from a pavement licence allowing seating to the front and side for approximately 100 customers.

Ground Floor: Trading accommodation with bar servery to the rear and seating arranged on loose tables and chairs. The commercial kitchen, disabled WC and beer cellar are also at ground level.

First & Second Floor: The first floor provides an additional trading area with it's own bar servery and external balcony area. The customer WC's are situated at this level. The second floor comprises the manager's office, staff changing facilities and stores.



THE SIR DANIEL ARMS

FLEET STREET · SWINDON · SN1 1RQ



APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	420	4,520
First	Trading/ Ancillary	385	4,146
Second	Ancillary	not measured	not measured
Total		805	8,666

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

The entire property is held on a 125 year lease from 16 February 2007 at a peppercorn rent.

RATEABLE VALUE & EPC

2023 Rateable Value - £99,500

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 03:00 Thursday to Saturday, 02:00 Monday to Wednesday and until 01:00 on Sunday.

THE SIR DANIEL ARMS

FLEET STREET · SWINDON · SN1 1RQ

PLANNING

The property is not listed nor situated within a conservation area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written 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.

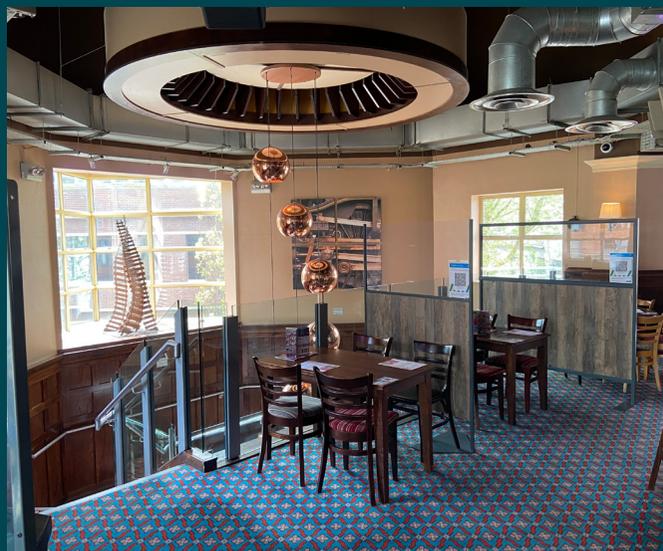
VIEWINGS & TERMS

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.

Offers are invited for the benefit of our clients virtual freehold interest

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



CBRE

Toby Hall

T: 020 7182 2259

M: 07785 253055

toby.hall@cbre.com

James Brindley

T: 020 7182 2651

M: 07827 356616

James.brindley@cbre.com



Paul Breen

T: 020 7877 4555

M: 07767 873353

pbreen@savills.com

Stuart Stares

T: 020 7299 3088

M: 07807 999841

sstares@savills.com

DISCLAIMER: September 2023

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. **2.** Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property. **4.** Unless otherwise stated, all prices and rents are quoted exclusive of VAT.