

ROYAL STAG

THE GREEN, DATCHET SL3 9JH

PUBLIC HOUSE IN DATCHET AVAILBLE ON A NEW FREE OF TIE LEASE



savills

HIGHLIGHTS INCLUDE:

- Leasehold pub in the affluent Berkshire village of Datchet
- Close proximity to Datchet Train Station which provides fast travel into Central London via London Waterloo
- Trading area arranged over ground floor
- Property arranged over two levels extending to 4,899 Sq Ft (455 Sq M)
- Private managers accommodation on the first floor
- Detached single story recreational room located at the rear
- Available by way of a new free of tie lease
- Guide rent: Offers in excess of £60,000 per annum

LOCATION

Datchet is located within the Royal Borough of Windsor and Maidenhead in Berkshire, approximately 2.1 miles (3.4 kilometres) east of Windsor and 20.7 miles (33.3 kilometres) west of Central London.

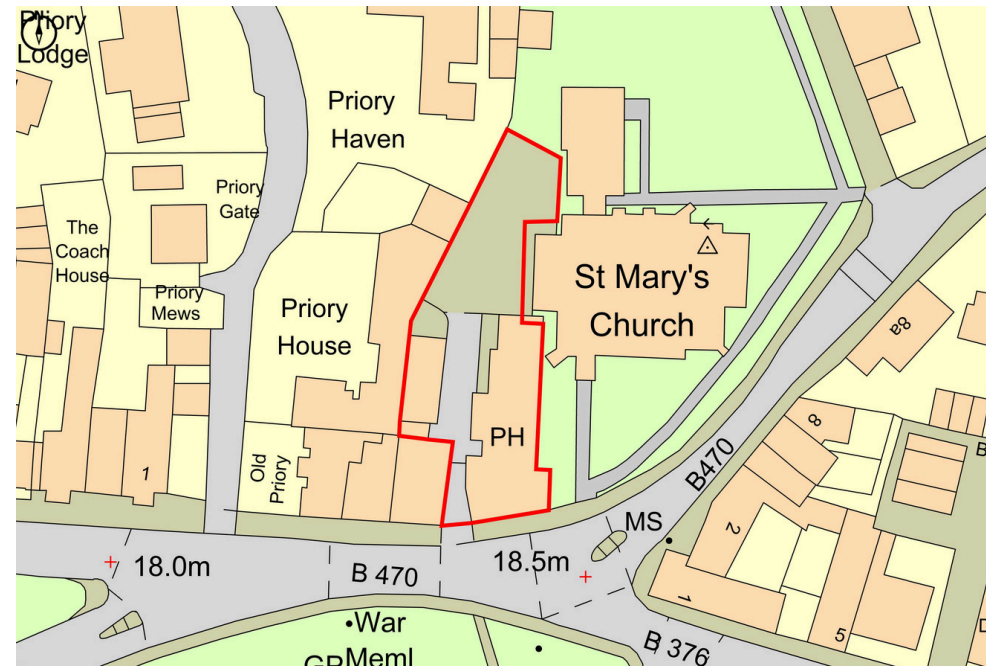
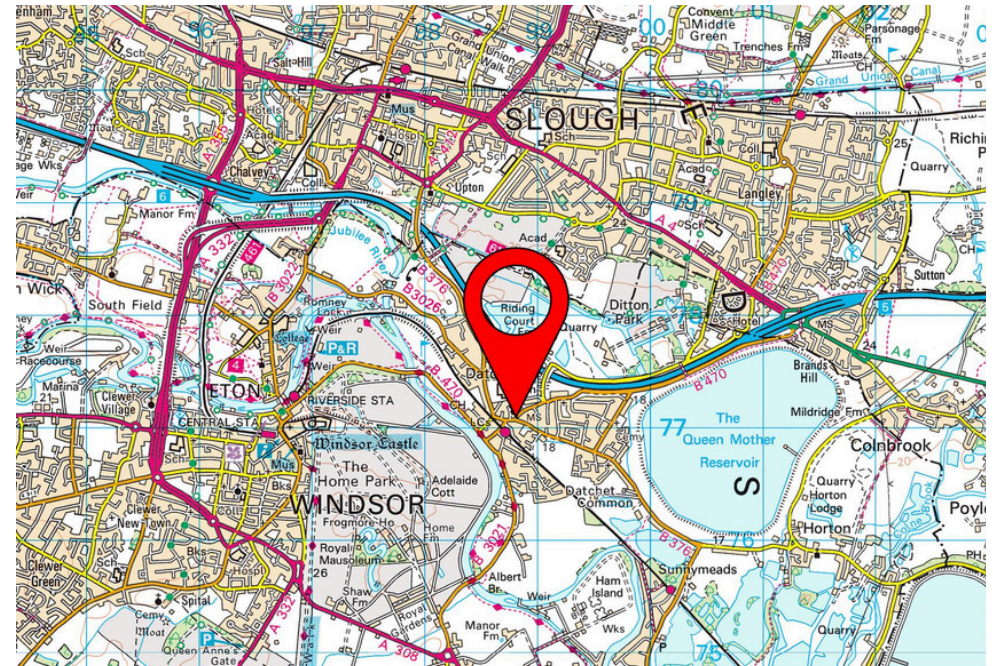
The property fronts Datchet Green and is located 176 yards from Datchet Train Station, which provides South Western Railway services to Central London (via London Waterloo Station) with a journey time of approximately 53 minutes.

DESCRIPTION

The property is a detached public house arranged over ground and first floors, with painted front and side elevations beneath a multi-pitched and flat roof. The property has been extended to the rear to provide ancillary accommodation. There is a single storey recreational room located to the rear.

LINKS

[GOOGLE STREET VIEW](#)



ACCOMMODATION

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and benches for 70 customers. Ancillary areas comprise of a trade kitchen, dry store, pot wash and beer cellar located to the rear with customer and disabled toilets to the side.

First Floor The first floor comprises of a managers office and staff room as well as a managers flat consisting of four bedrooms, a kitchen, bathroom and toilet.

Recreation Room To the rear, there is separate self-contained building extending to 653 Sq Ft (61 SQ M) which is suitable for 32 customers and is used for local meetings, indoor games, private parties or dining.

Externally To the rear, there is an enclosed walled staff car park suitable for 4 vehicles and customer trading area with seating on loose tables and chairs for 60 customers.



TENURE

New lease of our clients freehold interest (Title Number BK374541).

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the follows times:

- Monday to Sunday 11:00 - 00:00

TERMS

Rental offers are invited in excess of £60,000 per annum for a new free of tie lease.



Royal Stag, Datchet

Ground Floor gross internal area = 2,648 sq ft / 246 sq m

First Floor gross internal area = 1,598 sq ft / 148 sq m

Recreation Room gross internal area = 653 sq ft / 61 sq m

External Area external area = 251 sq ft / 23 sq m

Total gross internal area = 4,899 sq ft / 455 sq m



Ground Floor

First Floor

Recreation Room

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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PLANNING

The property is Grade II Listed and is situated within Flood Zone 3 and Windsor and Maidenhead Conservation Area.

VAT

As the Landlord is a registered charity, VAT will not be applicable on the rent.

RATEBALE VALUE

April 2026 - £39,500

EPC

C - 72.



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MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective tenants. Prospective tenants will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged through the agents Savills. Please note the pub is currently open for trade however, under no circumstances should any direct approach be made to any of the occupational tenants staff.

CONTACT

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