

AMAIYA, STATION HILL, ASCOT, SL5 9EG



FOR LEASE

Restaurant, Bar & Nightclub arranged across lower ground, ground and first floors with a large car park located adjacent to Ascot railway station.

- Restaurant, Bar & Nightclub in excess of 12,500 sq ft
- Adjacent to Ascot railway station and 0.5 mile from Ascot Racecourse
- Large bar area, restaurant and separate function/private dining room
- Total site area approximately half an acre
- Outside decked seating area
- 3am Licence, Thursday-Saturday

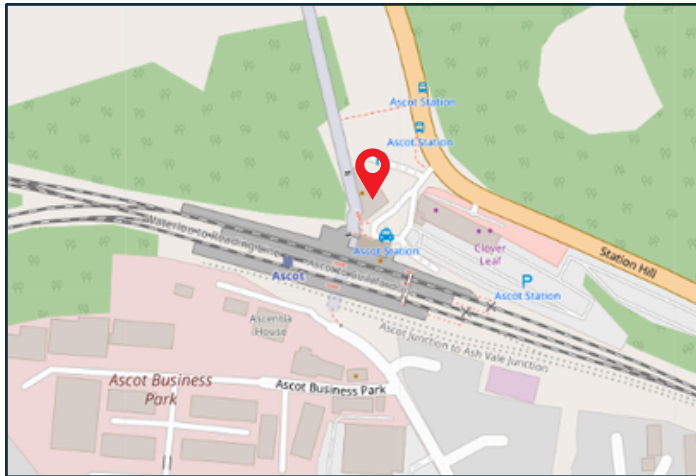
Lease terms available upon request

TGE
PROPERTY

Tel: 0208 226 0050

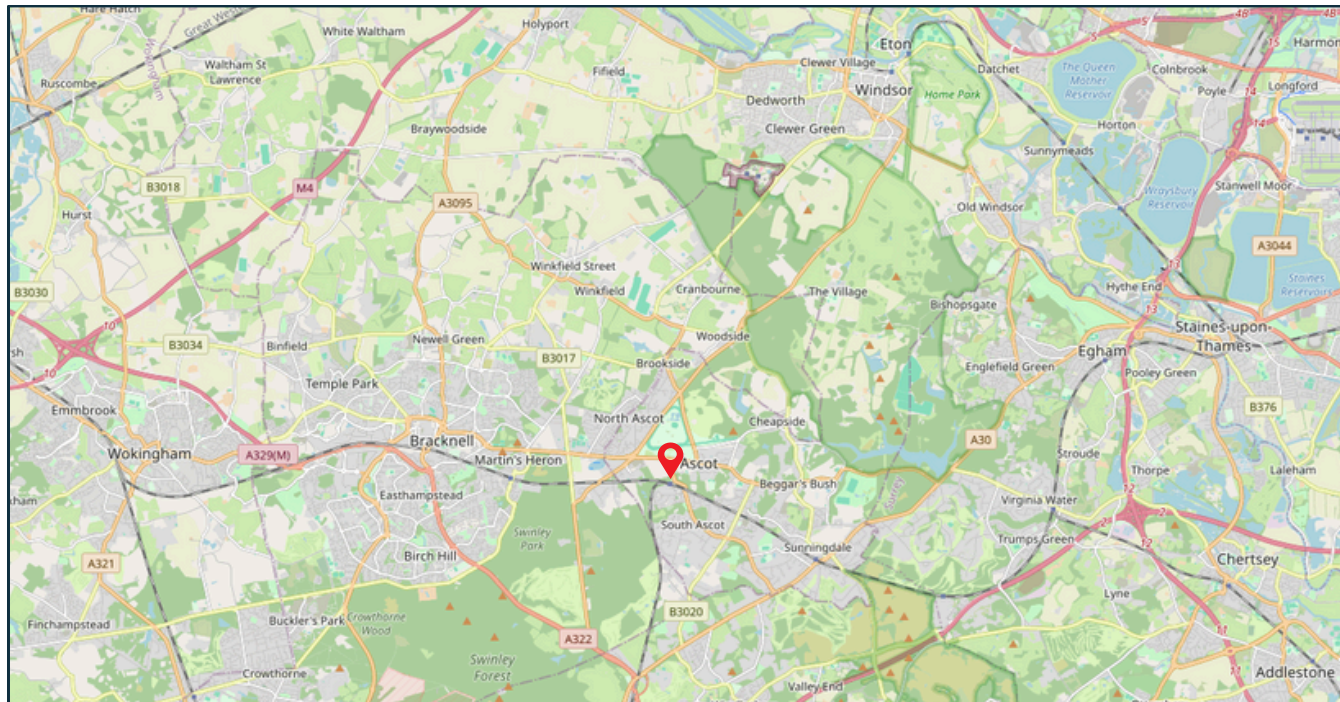
LOCATION

Amaya is located on Station Hill and adjacent to Ascot railway station. Ascot Racecourse is located 0.5 miles away, there are twenty six race days at Ascot throughout 2025 including the prestigious Royal Ascot Week which attracted in excess of 250,000 visitors in 2024, 80,000 of who travelled via Ascot railway station.



DESCRIPTION

A detached building arranged over Lower Ground, Ground and First Floors. The Ground Floor comprises of two bar areas, large function room/restaurant area, separate room suitable for private dining and an external decked seating area. The Lower Ground Floor is currently configured as a nightclub with a separate bar area, there are also toilets, storerooms and a cellar on this floor. The Lower Ground floor can be accessed from both the main bar area and the car park. The First Floor has been used as a manager's accommodation and could be utilised as office space. There is parking for approximately 30 vehicles.

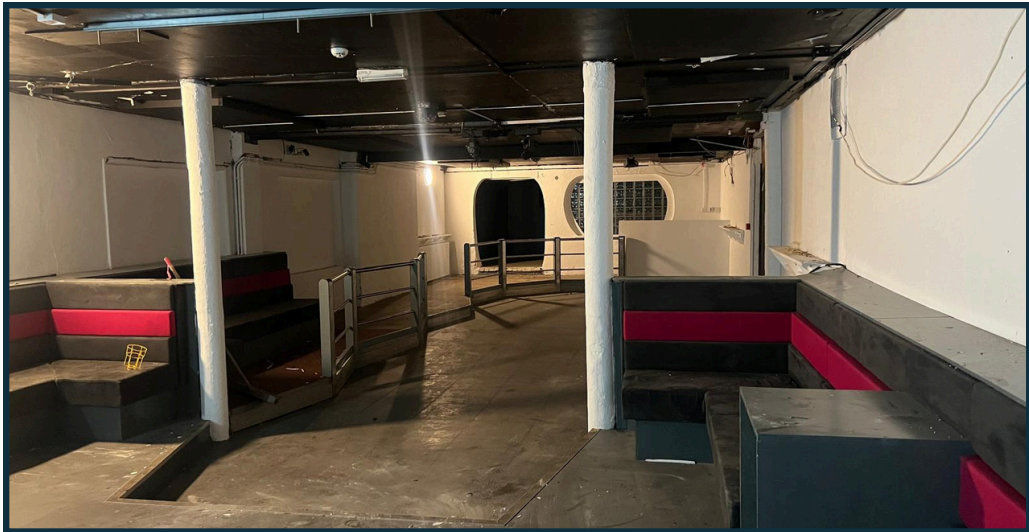


Figures quoted from South Western Railway and Ascot Racecourse

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Main bar area



Nightclub main room



Main restaurant



Bar area leading to outside decked area



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ACCOMODATION

Ground Floor:

Comprises of two bar areas, one of which leads to an outside decked seating area. There is a large restaurant area with a further separate room that would be suitable for private dining. The former kitchen is located on this floor along with disabled toilets.

Lower Ground Floor:

This can be accessed from both the car park and the ground floor. Comprises of a main nightclub area, separate bar area, toilets, store rooms and a cellar.

First Floor:

This has previously been used as Managers accommodation and could also be used as Managers office/staff welfare space.

CONTACT

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Website: www.tgeproperty.co.uk

VIEWINGS BY APPOINTMENT ONLY

TENURE

Available to let, terms upon request

PREMISES LICENCE

There is a premises License in accordance with the Licensing Act 2003. Licensed to sell alcohol:

Mon - Tues 09:00-01:00

Wed & Sun 09:00-02:00

Thurs - Sat 09:00-03:00

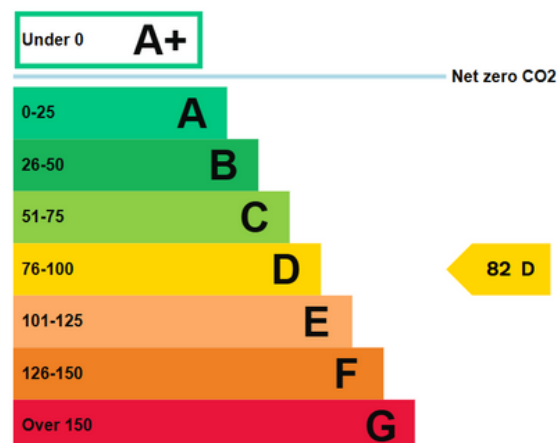
RATEABLE VALUE

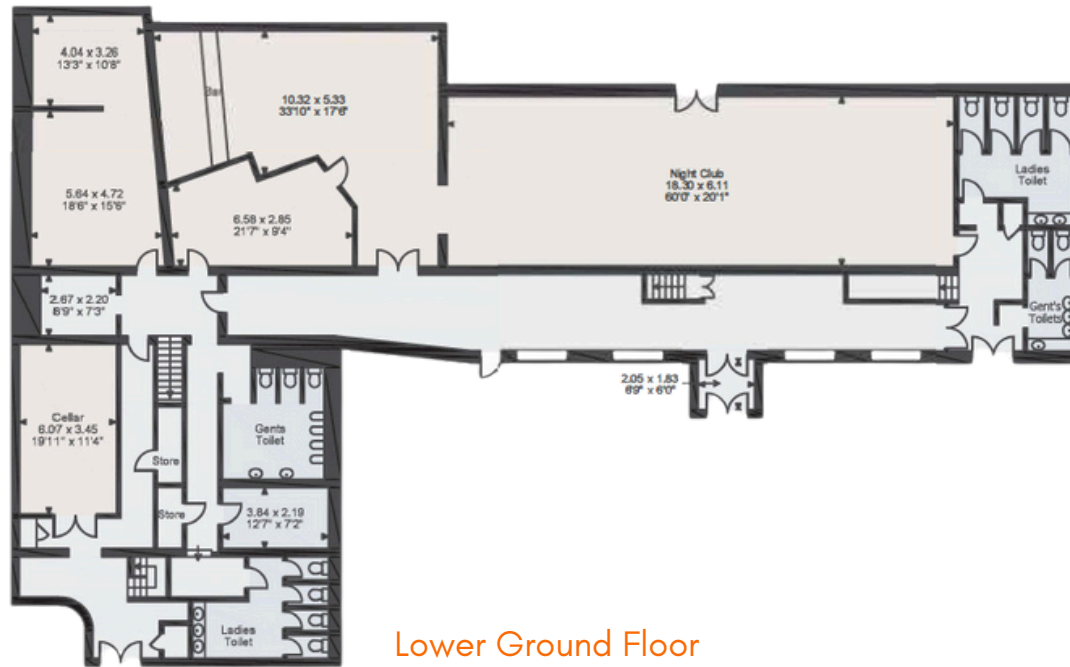
Please refer to Royal Borough of Windsor & Maidenhead Council.

EPC Rating

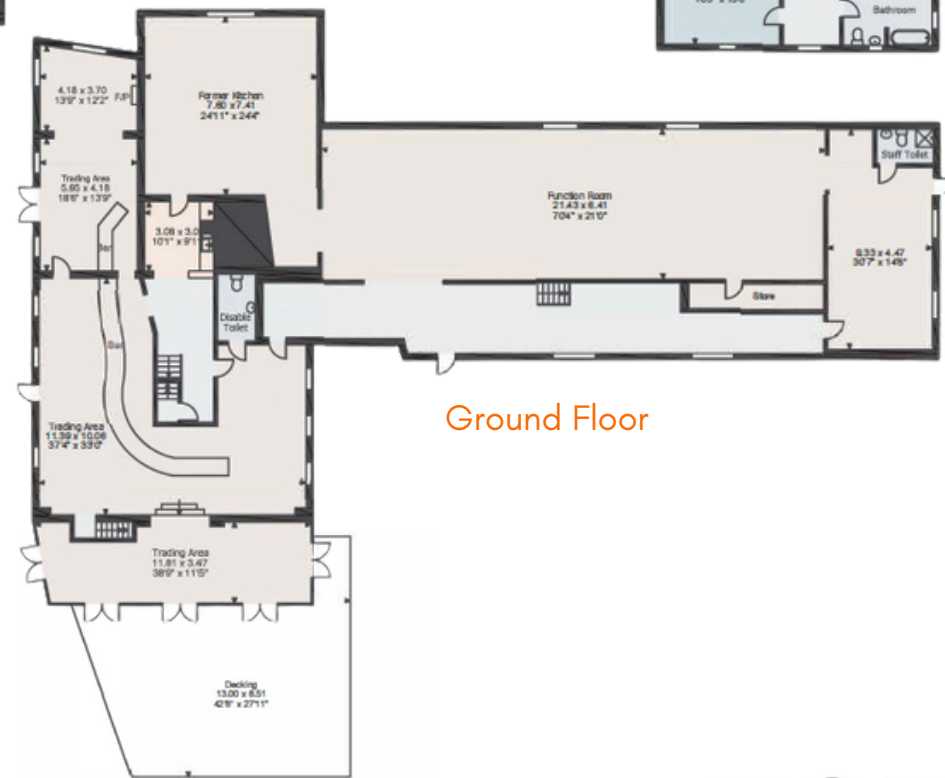
D-82

This property's energy rating is D.



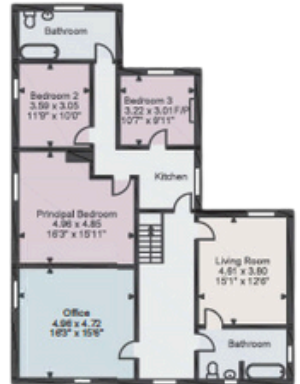


Lower Ground Floor



Decked Area

First Floor



Lower Ground Floor internal area = 5,384 sq ft / 500 sq m

Ground Floor gross internal area = 5,710 sq ft / 530 sq m

First Floor gross internal area = 1,450 sq ft / 135 sq m

Decking external area = 1101 sq ft / 102 sq m

Total gross internal area = 12,544 sq ft / 1,166 sq m

Property particulars created January 2025. Details correct at time of distribution.