



## FOR LEASE

Restaurant, Bar & Nightclub arranged across three floors offering a range of hospitality spaces. Featuring 2 bar areas, a large function room, external decked seating area and parking available for approximately 30 vehicles. This unique property is located adjacent to Ascot railway station.

**Lease terms available upon request**

**VIEWINGS BY APPOINTMENT ONLY**

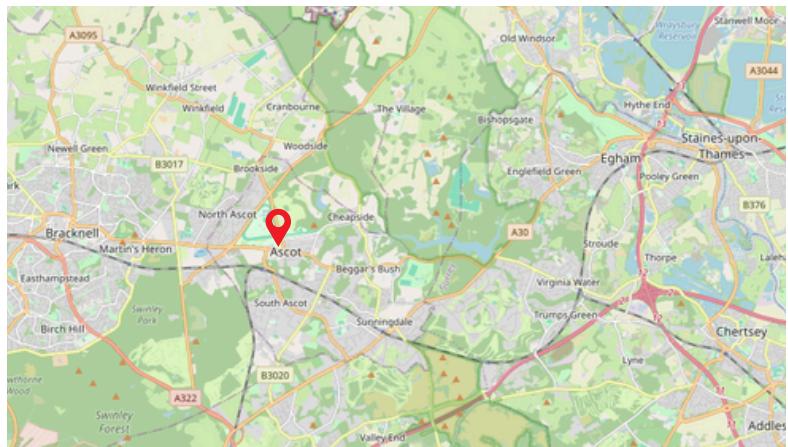
**Amaiya, Station Hill, Ascot, SL5 9EG**

- ◆ 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

## CONTACT

**David Gibbon**

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📞 0208 226 0050  
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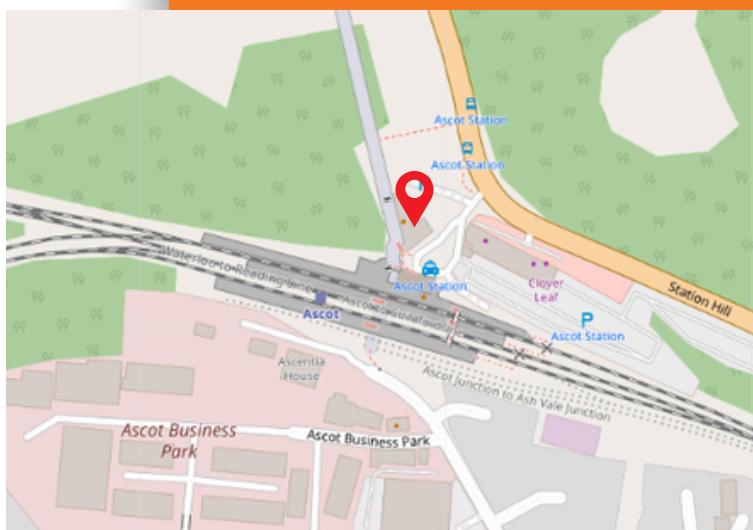
# STATION HILL, ASCOT

**TGE**  
PROPERTY

Amaiya 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.



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.



# LOWER GROUND FLOOR

5,384 sq ft / 500 sq m

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.

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PROPERTY



# GROUND FLOOR

5,710 sq ft / 530 sq m



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.

# FIRST FLOOR

1450 sq ft / 135 sq m

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

# MAIN BAR

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## EXTERNAL DECKING

1,101 sq ft / 102 sq m

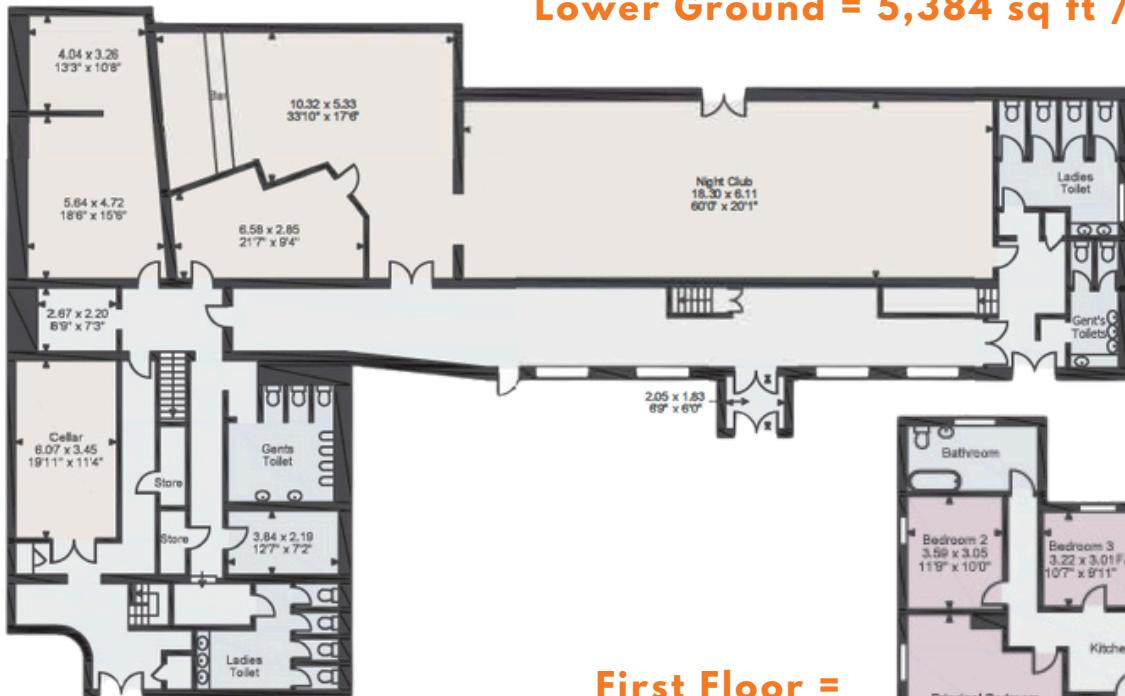


# FLOOR PLAN

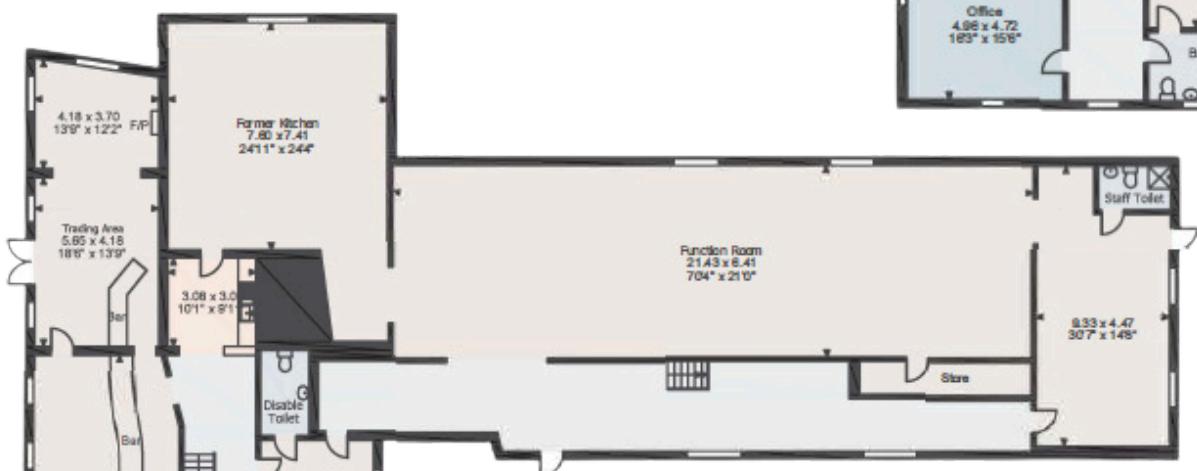
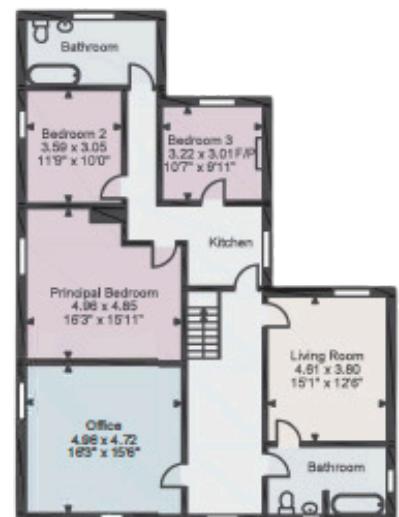
Total Gross = 12,544 sq ft / 1,166 sq m

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**Lower Ground = 5,384 sq ft / 500 sq m**



**First Floor = 1,450 sq ft / 135 sq m**



**Ground Floor = 5,710 sq ft / 530 sq m**

**External Decked area = 1,101 sq ft / 102 sq m**



## CONTACT

### David Gibbon



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[www.tgeproperty.co.uk](http://www.tgeproperty.co.uk)

## RATEABLE VALUE

Please refer to Royal Borough of Windsor & Maidenhead Council.

## 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

## EPC Rating

D-82

This property's energy rating is D.

Under 0

**A+**

Net zero CO<sub>2</sub>

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

101-125

**E**

126-150

**F**

Over 150

**G**

82 D