



## 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**

### **Amaya, 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**



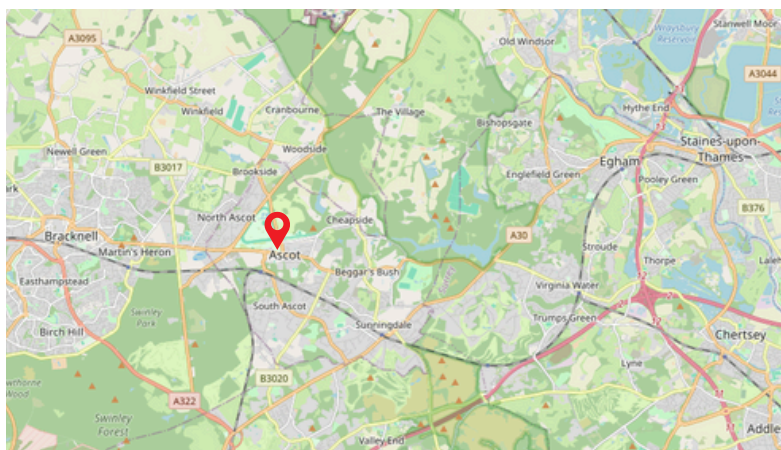
david.gibbon@tgeproperty.co.uk



0208 226 0050



www.tgeproperty.co.uk





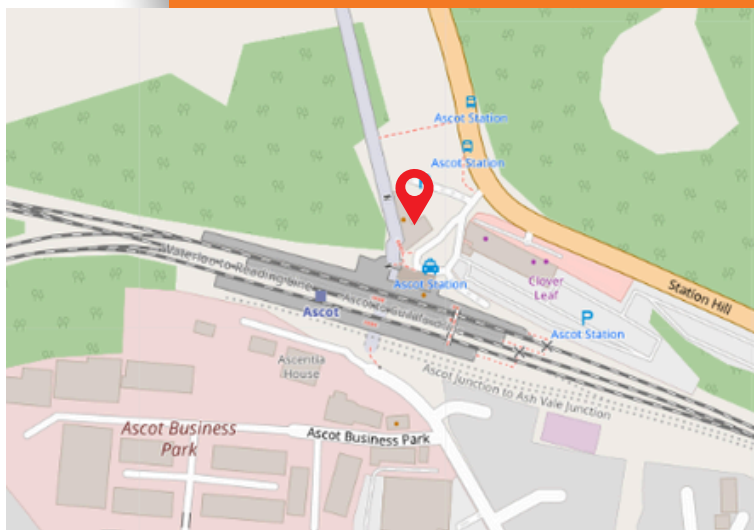
# STATION HILL, ASCOT

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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



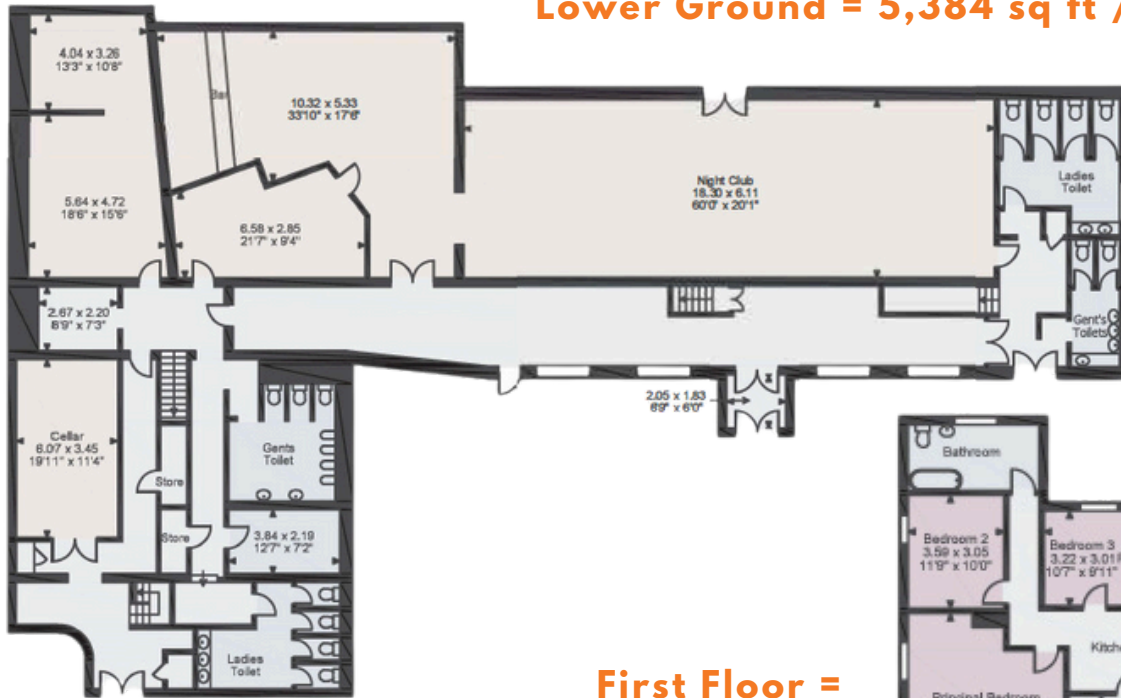


# FLOOR PLAN

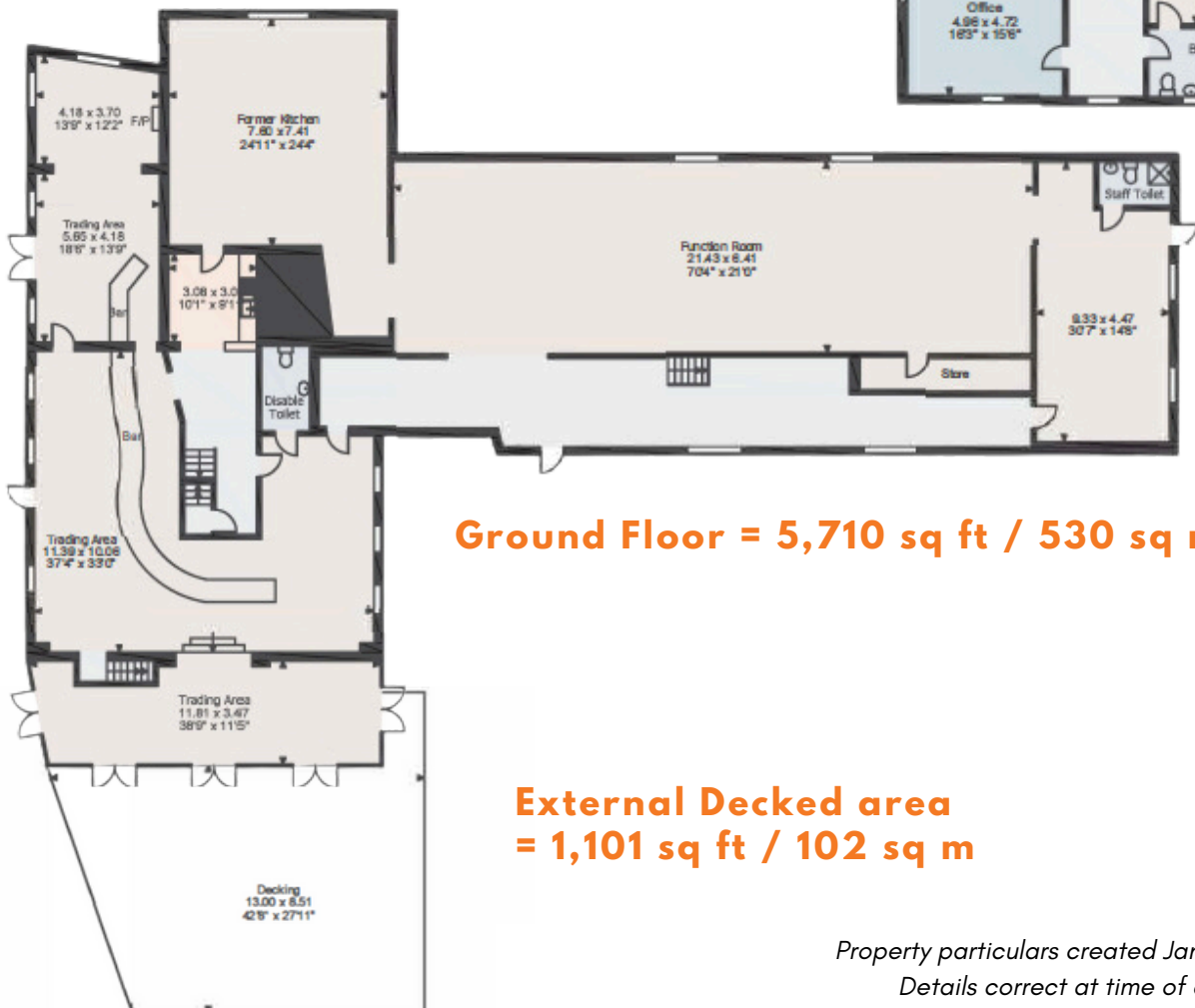
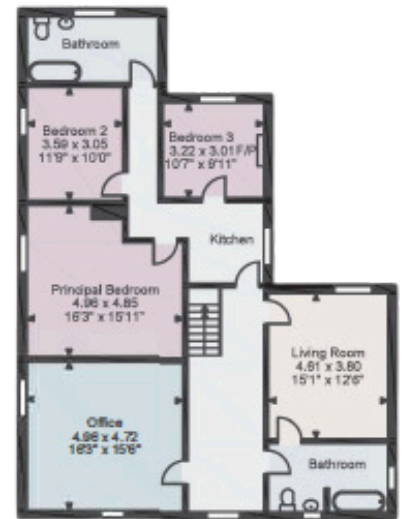
Total Gross = 12,544 sq ft / 1,166 sq m

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PROPERTY

**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**

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



## CONTACT

**David Gibbon**



david.gibbon@tgeproperty.co.uk



0208 226 0050



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## 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.

