

Thursday, 02 July 2026

RE: Lakeside, Brickhill Street, Milton Keynes, MK15 9HQ

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Friday, 17 July 2026**.

The following information will be required if you wish to submit a freehold offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation, subject to planning etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer or indeed any offer.

FOR SALE FREEHOLD – OIEO: £1,000,000 + VAT
LAKESIDE, BRICKHILL STREET, WILLEN LAKE, MILTON
KEYNES, BUCKINGHAMSHIRE, MK15 9HQ



- Substantial two storey pub/restaurant fronting Willen Lake in Milton Keynes
- Willen Lake is a popular visitor attraction and public park, attracting over 1,000,000 visitors annually
- Extensive internal trading areas which can accommodate approximately 160 covers
- Stunning views across the southern lake
- Likely to be of interest to local and regional licensed trade operators and restaurateurs
- Alternate use potential, subject to obtaining the necessary consents

Location

Willen Lake is a popular visitor attraction and public park in Milton Keynes, Buckinghamshire. It is located around 2 miles north east of the city centre and comprises around 180 acres of landscaped parkland surrounding 100 acres of water across two lakes. The southern lake offers a wide range of activities on and off the water, while the northern lake is popular with walkers and for wildlife spotting. The subject property fronts the southern lake and is situated adjacent to Willen Lake Health Club. The park attracts over 1,000,000 visitors annually.

Attractions at Willen Lake include a watersports centre, high ropes course, children's outdoor playground, splash park, inflatable aqua park, rideable miniature railway, outdoor fitness equipment, health club, seasonal funfair, large event spaces, observation wheel, and a social enterprise café and community facility. There are also two hotels within the park area: Premier Inn and Willen Lodge, the latter of which adjoins the subject property. Gulliver's Land Theme Park Resort and Gulliver's Dinosaur & Farm Park is also located nearby.

Property Description

Lakeside is a large two storey property with painted and rendered elevations beneath a number of pitched and hipped roofs.

Accommodation

The ground floor comprises of a large bar area with a central servery which can accommodate around 30 covers and there is an interlinking restaurant area which can accommodate around 130 covers with views across the southern lake.

Ancillary areas include two sets of customer WC's (including disabled), store room, meeting room, large catering kitchen with wash up area, walk in fridge/freezer rooms, staff room, two staff WC's, office, beer store and various storage areas.

The private accommodation is located on the first floor and comprises of 4 bedrooms, lounge, kitchen, bathroom and a terrace.

Part of the ground and first floor is sold off on a long lease at a peppercorn rent to Milton Keynes Parks Trust Ltd and is operated as a hotel. It is understood to comprise 24 en-suite letting bedrooms at first floor level plus a ground floor reception area.

Externally, there is a large rear service yard and an external bar/kitchen which fronts the southern lake. The property previously benefited from a large external seating area which was occupied via a licence from The Parks Trust although it is no longer in place. There are numerous pay-and-display car parks throughout Willen Lake, providing sufficient parking for visitors.

The property's total GIA is around 8,369 sq ft and it sits on a plot size amounting to circa 0.47 of an acre – (Source: Nimbus Maps).

Tenure

The property is owned freehold – (Title Number: BM266473) and subject to the long lease dated 1st September 2000 to Milton Keynes Parks Trust Ltd – (originally between Punch Retail (Managed) Ltd and Punch Travel Inn Ltd). It is for a term of 99 years from 1st September 2000, expiring on 31st August 2099 - (circa 73 years unexpired). The basic rent is a peppercorn if demanded. Further details are available on request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house, restaurant and premises' and the Rateable Value is £71,000 with effect from 1st April 2026. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

Virtual Tour

<https://my.matterport.com/show/?m=i3wQy9QJd6C&help=1>=1&ts=1>

EPC

An EPC has been requested.

Viewings

The property is currently closed and viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Jack Sinclair
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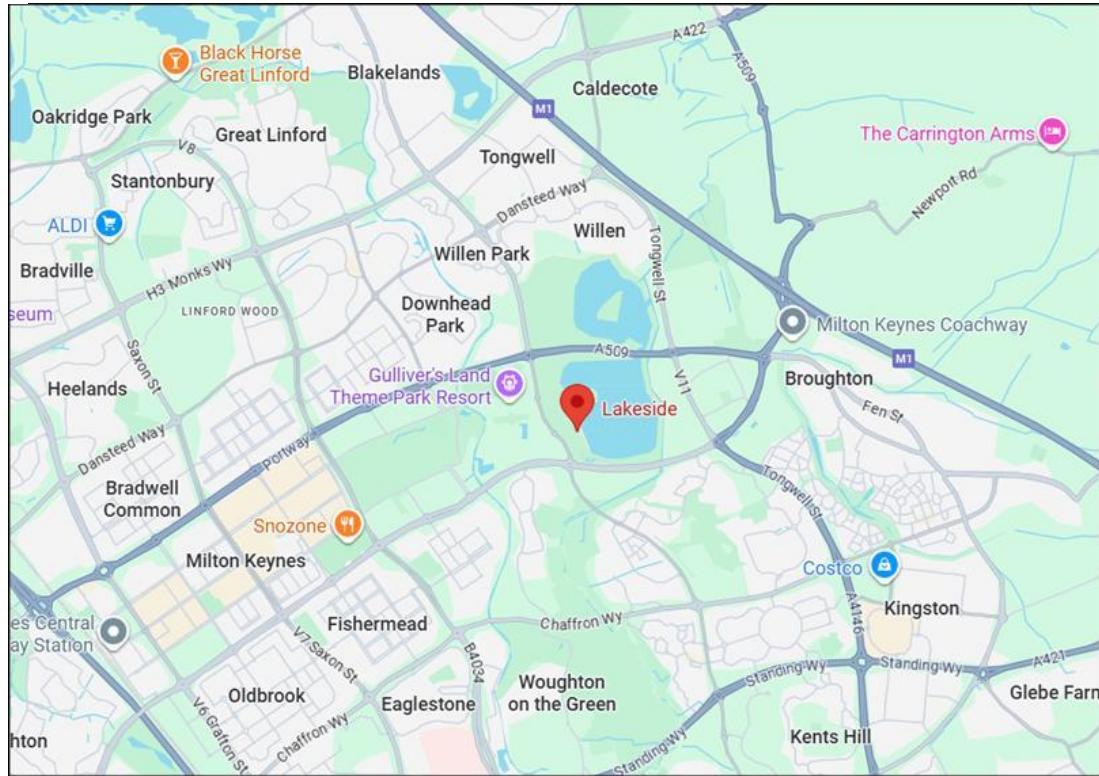


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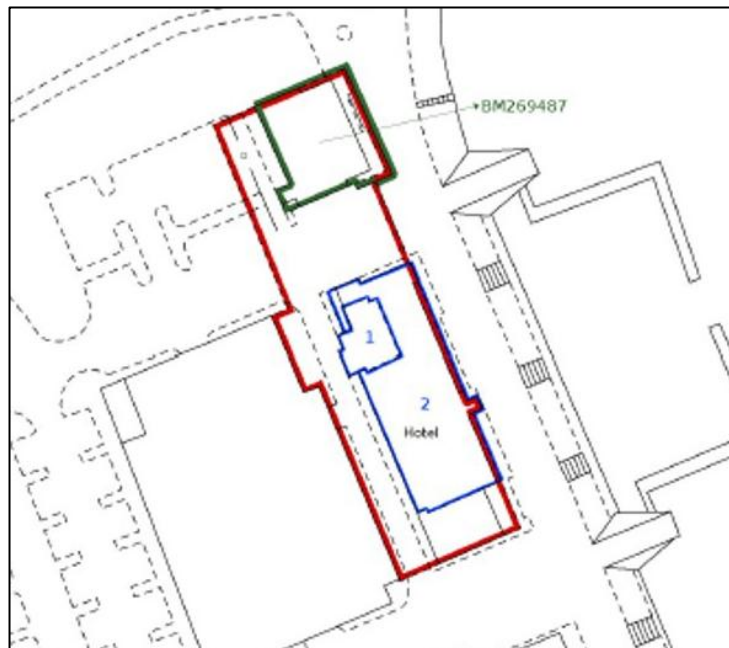




Location Plan



Title Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



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