



CONFIDENTIAL

West Berkshire

Ref: 4850132

Lease Pub with Rooms

Leasehold: £99,000, Annual Rent: £49,000

Popular Pub/Restaurant in affluent area

Five well appointed letting rooms

70 covers inside with a further 80 outside

Three bedroom owners accommodation

Set in half acre plot - perfect for events

Free of tie lease - £49k rent



Description

An attractive, well maintained village pub with rooms sat in a large plot of land, perfect for outside events.

The current operator has built a good local customer base with many repeat customers for its food, drink and events. The pub attracts customers from the local area as well as appealing to a wider market looking for a destination offering.

Internal Details

- The picturesque detached building comprises:
- A lounge bar (30)
- Restaurant area that leads to a covered terrace (40 inside with a further 20 on the terrace)
- Ladies and gents WC's
- A well equipped commercial kitchen
- Five attractive letting rooms in adjacent outbuilding
- Three bedroom owner's accommodation

External Details

- Parking for c.30 with an overflow parking paddock which can park another 50.
- Covered trade terrace with c.20 covers
- Benches for c.50 at the front and rear of the pub
- Separate outside bar used in the summer and during events
- Ample space for a range of events including weddings

Owner's Accommodation

The property has three bedrooms, a kitchen, bathroom and store room over the first floor of the property

Tenure

A free of tie lease with a private landlord and a passing rent of £49,000 per annum. Renewable lease within the L&T act 1954.

Location

This attractive pub/restaurant with rooms is located in an attractive west Berkshire village, only 10 minutes from junction 12 of the M4. The pub is well supported by an affluent local population and attracts trade from several surrounding towns and villages.

Fixtures & Fittings

Commercial fixtures and fittings are included in the sale, an inventory will be provided once a deal is agreed.

Letting Accommodation

Five attractive en suite letting rooms (there is a sixth which is currently being used as an office). The rooms attract a strong level of occupancy and an average room rate of c.£100 per night B&B.

The Opportunity

This well established pub provides a new buyer with a quality food and beverage offering, fantastic reviews, good proximity to trade as well as being in an affluent village location. The current mix of trade is 50% food and 35% wet and 15% rooms. A perfect property for any operators looking for a business that can host multiple annual events.

Trading Information

The property has an annual turnover of c.£1m - more detailed management accounts can be made available to seriously interested parties.

Regulatory

Premises licence

Business Rates

Rateable value of £36,900 (payable is c.half this amount)

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Reading



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