



The John O'Gaunt

*Bridge Street, Hungerford
Berkshire
RG17 0EG*

*Leasehold: £120,000
Annual Rent: £37,500 plus vat*

Ref: 3858295



KEY HIGHLIGHTS

- Popular pub/restaurant in affluent area
- Bar (20) Restaurant (60)
- Six bedroom owner's accommodation
- Suitable for established or new operators
- £37.k rent - FOT lease with 8 years remaining
- Garden with large marquee plus parking.
Energy rating C

DESCRIPTION

The John O'Gaunt is a well-established free house dating from around 1800. It sits in a large plot with ample external trade space and parking.

The property boasts a spacious interior with a blend of traditional and contemporary décor, creating a cosy yet stylish environment for patrons.

THE OPPORTUNITY

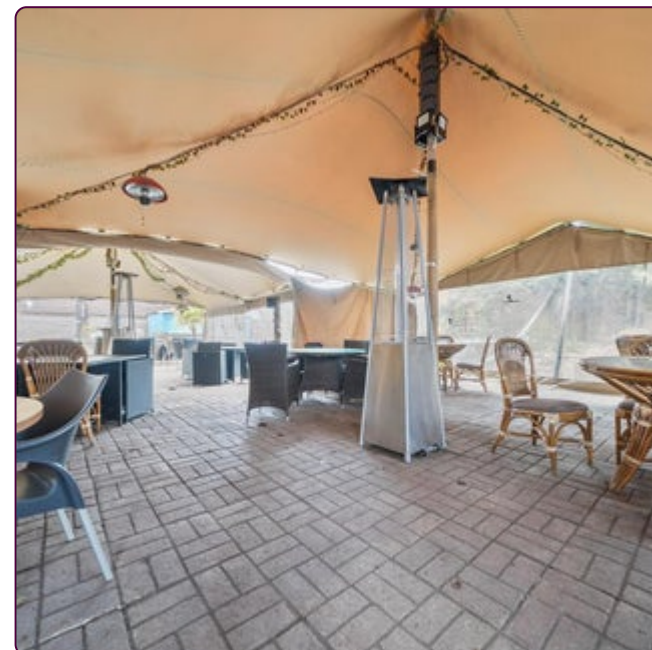
The John O'Gaunt presents a fantastic opportunity for prospective buyers looking to invest in a thriving pub/restaurant business.

With its steady and consistent turnover, this well-run establishment has built a strong reputation for quality food and drink in an affluent area. The pub's focus on excellent service and locally sourced products has garnered a loyal customer base making it a promising venture for new owners seeking a profitable and rewarding business

LOCATION

The John O'Gaunt is situated in the heart of Hungerford, a charming market town in Berkshire.

Located on Bridge Street as you come into the town, this pub benefits from its prime position in an affluent area known for its picturesque surroundings and vibrant community. Hungerford is well-connected with easy access to major roads and public transport making it a convenient destination for both locals and visitors.



INTERNAL DETAILS

Inside, The John O'Gaunt offers a comfortable and inviting space for its guests.

The pub features a bar area (20) alongside a main dining area with seating for up to 60 guests which is complemented by a well-equipped commercial kitchen that ensures the efficient preparation of high-quality meals.

The interior is thoughtfully designed to provide a pleasant dining experience with high-quality furnishings and tasteful décor.

EXTERNAL DETAILS

The property features a lawned garden area with its own external bar which is perfect for outdoor dining and socialising during the warmer months. There is also a large external trade area covered by a marquee that can host events up to 100.

Additionally, the property provides ample parking facilities ensuring convenience for patrons arriving by car. The exterior of the pub is visually appealing with charming architectural details that enhance its curb appeal and attract passers-by.



OWNER'S ACCOMMODATION

Across the first floor are six bedrooms as well as a bathroom and kitchen which is currently used by staff.

FIXTURES & FITTINGS

We are advised that all trade fixtures and fittings are included in the sale. An inventory will be provided once a deal is agreed.

STAFF

Contracted staff subject to TUPE

TRADING INFORMATION

Net sales of c. £800k per year. Please enquire about further trade information.

TRADING HOURS

Open seven days a week 12-11pm.

TENURE

Free of tie lease to 2033 with an annual rent of £37,500 plus VAT. Landlord is a local charity.

BUSINESS RATES

Rateable value of £25,000

REGULATORY

Premises licence.

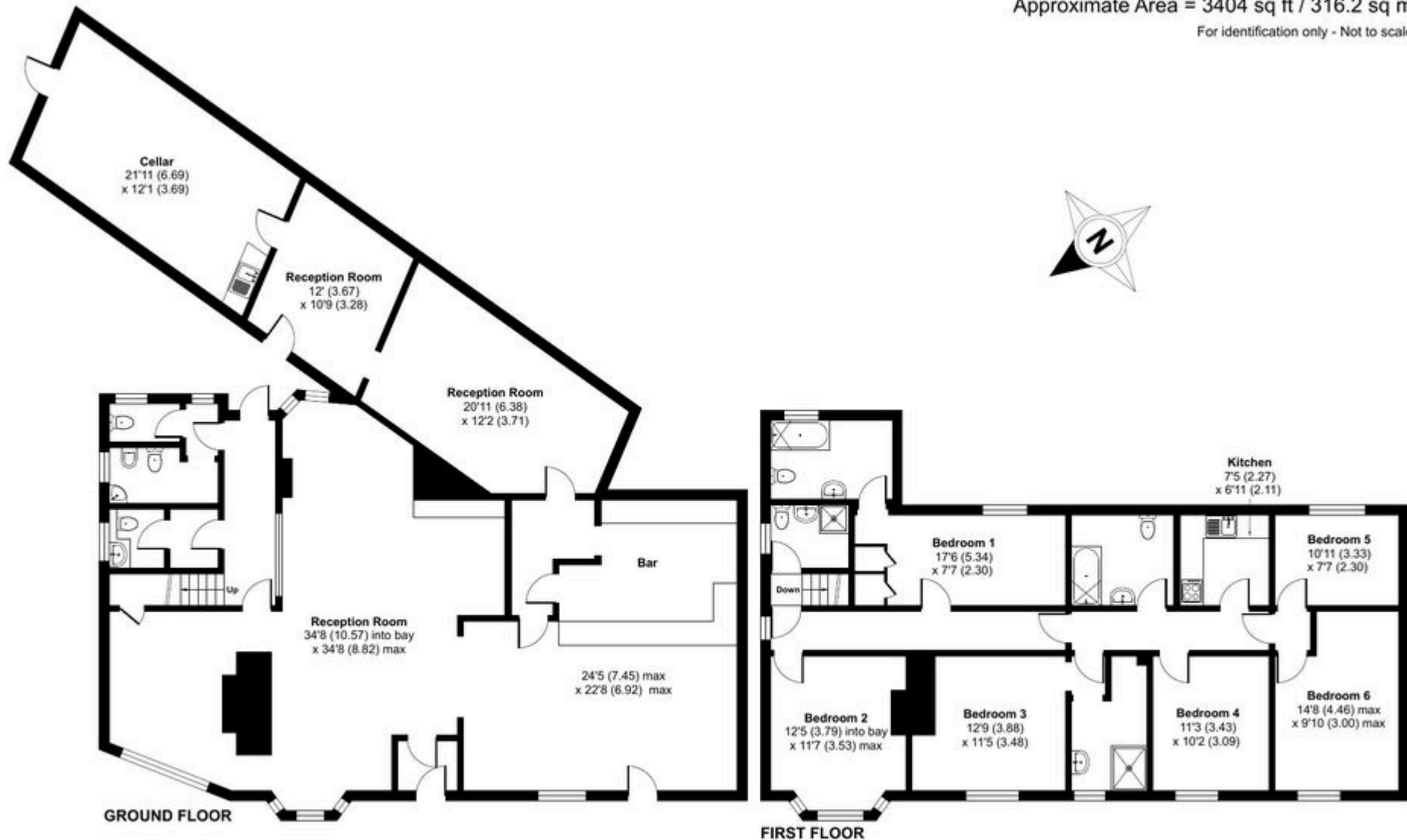




Bridge Street, Hungerford, RG17

Approximate Area = 3404 sq ft / 316.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 205. Produced for Christie Owen & Davies Plc. REF: 1260767



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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:



TIM WIDDOWS

Associate Director - Pubs & Restaurants

T: +44 7795 037 676

E: tim.widdows@christie.com

