

KING CHARLES TAVERN

54 CHEAP STREET, NEWBURY, RG14 5BX

PUBLIC HOUSE AVAILABLE FOR SALE OR TO LET
ON A FREE OF TIE BASIS WITH VACANT
POSSESSION

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KING CHARLES TAVERN

GREENE KING
EST. 1850

GREENE KING
KING CHARLES TAVERN

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CPA
West Berkshire
Pub of the
Year 2018

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HIGHLIGHTS INCLUDE:

- Attractive Grade II listed pub in the affluent market town of Newbury
- Good sized internal trading area for approximately 58 covers
- Close to Newbury train station and Kennet Shopping Centre
- First and second floor living accommodation
- Small enclosed rear trade garden
- Guide price £450,000 or To Let Free of Tie at £26,000 pa plus VAT
- Alternate use potential subject to obtaining the necessary permissions

LOCATION

Newbury is an affluent market town in West Berkshire in the valley of the River Kennet which has a population of approximately 156,000 and is located 26 miles south of Oxford, 25 miles north of Winchester and 20 miles west of Reading.

The King Charles Tavern is a prominent building fronting Cheap Street which is close to a variety of independent and national retailers, The Kennet Centre (shopping centre) and Newbury train station. Newbury train station provides excellent connectivity to London Paddington is under 45 minutes.

DESCRIPTION

The King Charles Tavern is an attractive Grade II listed three storey end of terrace property of rendered stone construction beneath various pitched tiled roofs with extensions to the side. The property is arranged over basement, ground, first, second and third floors.

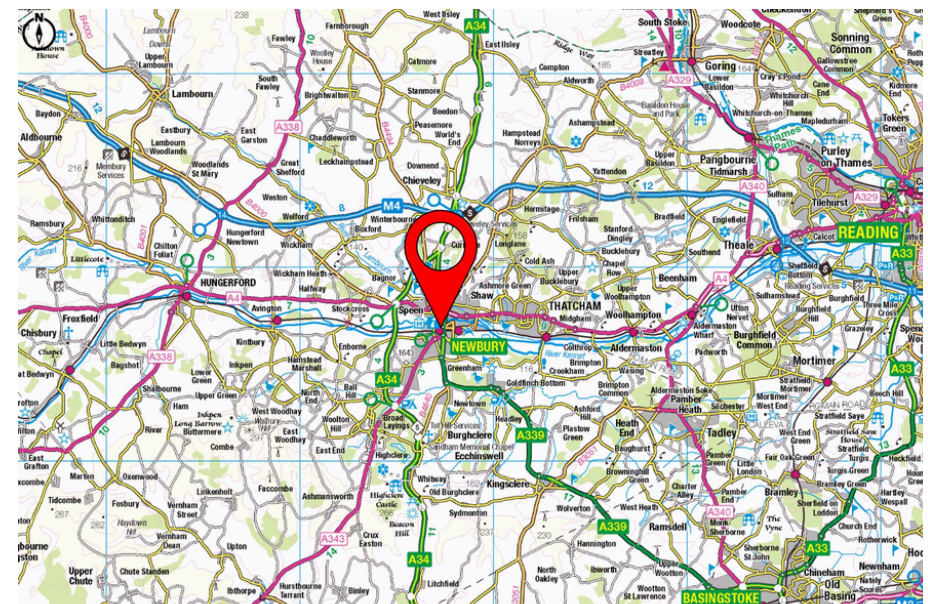
The ground floor trading area is in good standard throughout and comprises a main bar/ restaurant area with approximately 58 covers with informal drinking at the main bar area. Ancillary areas include a good sized commercial kitchen with associated stores, cooled cellar at basement level and customer W/C's.

The first floor is accessed through the ground floor and comprises a family bathroom, office and three double bedrooms.

The second and third floors offer further residential accommodation benefitting from its own private access from the first floor. On the second floor there is a family bathroom, living room and kitchen. The third floor comprises of two double bedrooms.

Externally, the property benefits from a small trade garden for approximately 10 covers.

The property sits on a plot size of 0.043 of an acre and has a Gross Internal Area of approximately 4,000 square feet.



SALE PRICE

£450,000 plus VAT. Freehold available with full vacant possession.

LETTING TERMS

- A 5 year non-major repairing tenancy, excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.
- Rent: £26,000 pa plus VAT, subject to annual RPI indexation.
- Free of Tie for all drinks and machines.
- Pub, bar or restaurant use.

PLANNING

The King Charles Tavern is a Grade II listed property and falls within West Berkshire Conservation Area. All planning enquiries should be made to West Berkshire Council.

RATEABLE VALUE

The current Rateable Value is assessed £27,500.

EPC

The pub has an EPC rating of D-77.

TRADING

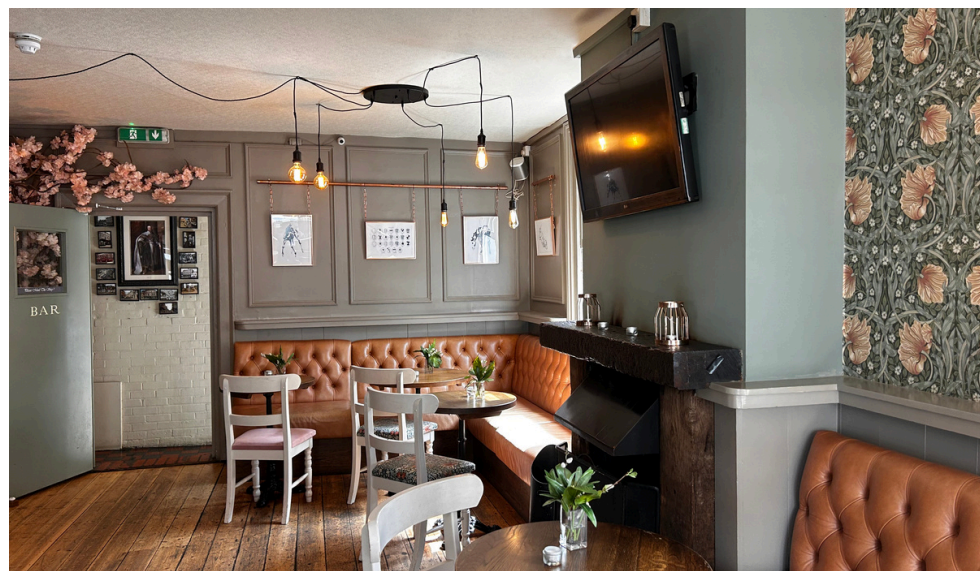
The premises are currently open for trading.

PREMISES LICENCE

It is understood that the property currently possesses a Premises Licence. Further details are available upon request.

SERVICES

We are verbally advised that all mains and services are connected to the property.



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FIXTURES AND FITTINGS

Trade fixtures and fittings may be available at a separately negotiated price. Any branded or leased items and any items owned by third parties will be excluded.

VAT

VAT will be applicable on the sale/rent of this property.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers/lessees. Prospective purchaser/lessees will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills. Please contact either William Baker or Charlie Noad.



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