

TEDDINGTON HANDS

EVESHAM ROAD, TEDDINGTON
TEWKESBURY GL20 8NE



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**





ENTRANCE

TEDDINGTON HANDS, EVESHAM ROAD, TEDDINGTON, TEWKESBURY GL20 8NE

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Quality Inns of Gloucestershire Limited who form part of the 18 pub Quality Inns group
- Property arranged over two levels
- Current rent of £71,007 per annum
- Lease expires September 2042
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- **We are instructed to invite offers in excess of £760,000 (8.86% NIY)**
- Business unaffected by sale
- [Google Street View Link](#)

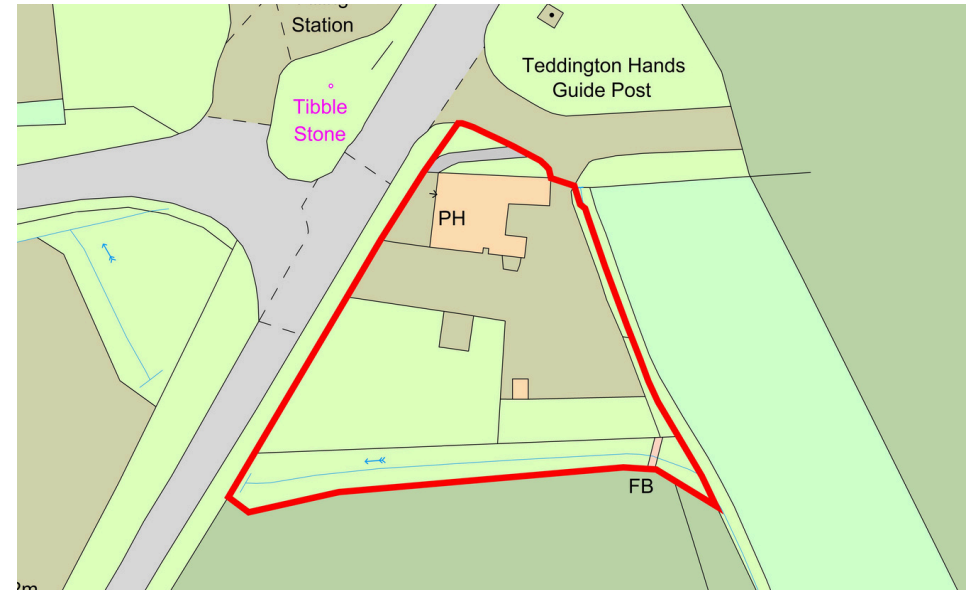
LOCATION

Located in the market town of Tewksbury in the county of Gloucestershire, 17.4 miles of (27.8 kilometres) south of Worcester and 13.1 (21.0 kilometres) north of Gloucester.

The Teddington Hands Inn is situated fronting the busy A435 (c. 17,000 daily vehicle movements) close to Teddington Hands Roundabout in a rural location and directly opposite William Gilder Group head office.

DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached building with painted brick elevations beneath a pitched roof.



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 89 customers. Ancillary areas include a trade kitchen, customer WC's and cellar.

First Floor: The first floor has separate access from the car park and comprises a kitchen, bathroom, living room and three double bedrooms.

Externally: There is an enclosed customer area to the front and rear with seating on loose tables and chairs for 115 customers. There is parking for 27 vehicles.

TENURE

The property is held freehold (Title Number GR235560).

TENANCY

The entire property is let to Quality Inns of Gloucestershire Limited on a 20 year lease from 15 September 2022 at a current rent of £71,007 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £15,736 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



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TERMS

We are instructed to invite offers in excess of £760,000 (8.86% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

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



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SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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