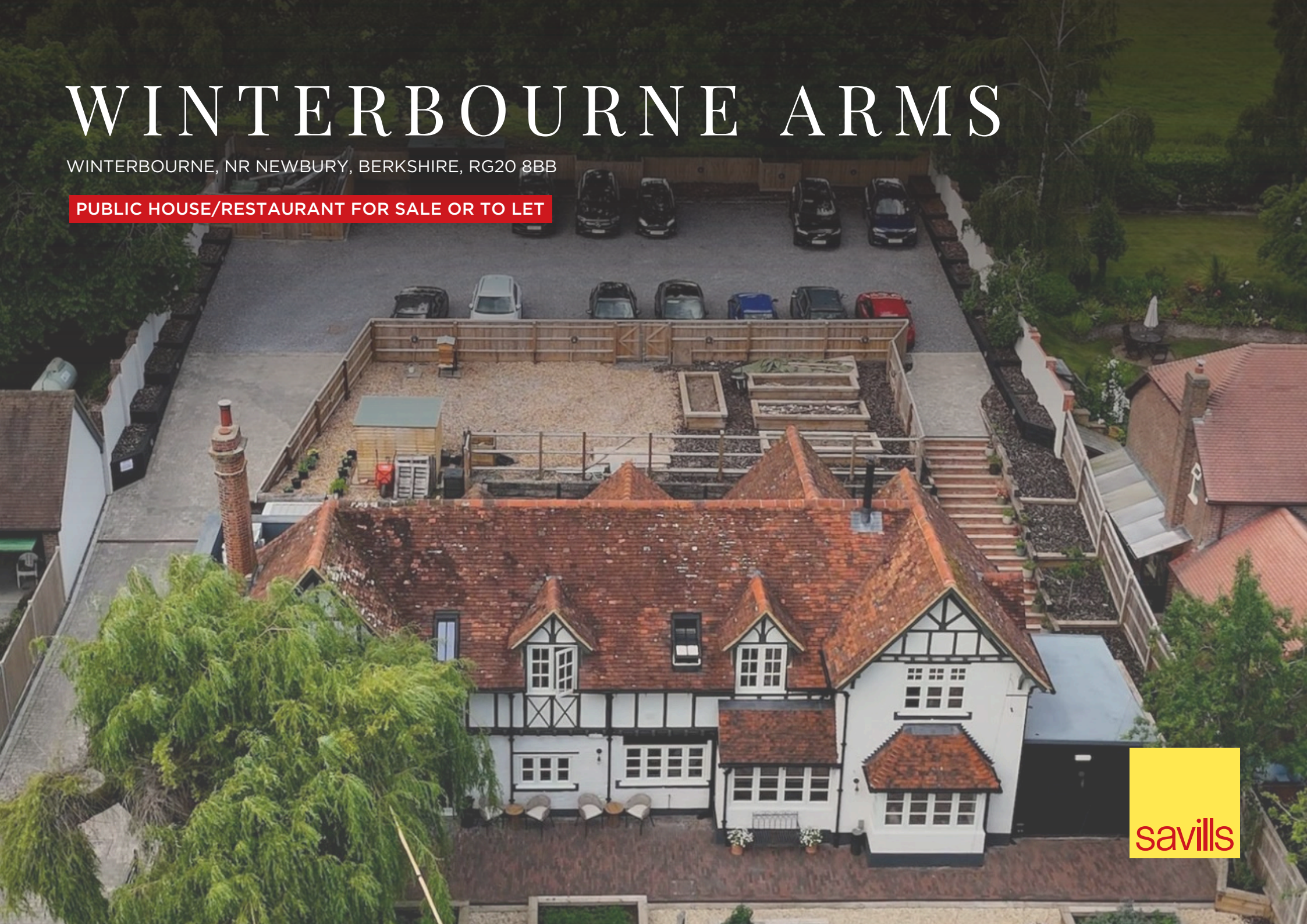


# WINTERBOURNE ARMS

WINTERBOURNE, NR NEWBURY, BERKSHIRE, RG20 8BB

**PUBLIC HOUSE/RESTAURANT FOR SALE OR TO LET**





## HIGHLIGHTS INCLUDE:

- Destination restaurant & bar situated in an affluent Berkshire village situated 5.6 miles north of Newbury
- Benefits from an extensive capital investment throughout and finished to an extremely high standard
- Intimate interior designed ground floor dining area with first floor "Chef's Table" dining room
- External areas include rear car park (18) and customer patio to front around raised planters
- Includes one bedroom living accommodation at first floor
- Offers invited for an outright freehold sale or creation of a new free of tie lease

## LOCATION

The property is situated in the village of Winterbourne in the Berkshire Downs, approximately 5.6 miles (8.9 km) north of Newbury, and 23.4 miles (37.6 km) west of Hungerford. The village benefits from good access to major road networks with the M3(J13) & A34 located 3.3 miles (5.3 km) to the east. Winterbourne is well known for its historic charm in addition to accessibility to countryside amenities.

The area is administered by West Berkshire County Council.

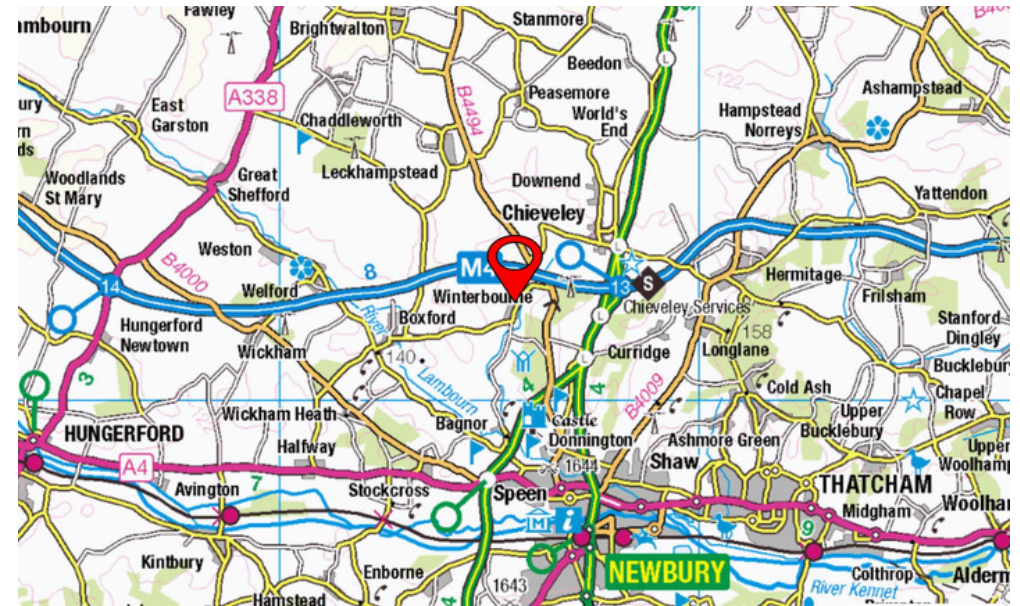
## DESCRIPTION

A detached restaurant property that benefits from two distinct trading areas with an open plan customer area on the ground floor and Chef's Table and living accommodation on the first floor.

The property sits on a plot of approximately 0.393 acres.

## LINKS

[GOOGLE STREET VIEW](#)



## ACCOMMODATION

**Ground Floor** The ground floor offers direct front access, with the customer area positioned close to the high-specification open trade kitchen and pass, creating a vibrant and connected dining experience. The customer areas are finished to a high standard and benefit from a combination of loose and fixed seating. Ancillary space includes customer WCs (including accessible). The kitchen benefits from a preparation and wash-up areas with purpose built single storey refrigeration and two storage areas to the rear.

**First Floor** The first floor is accessed via a wide stairwell which opens on to a landing space; immediately to the front is a glazed partitioned function and events room ("Chef's Table") with its own cooking station, preparation and service counters.

The remaining rooms can be configured to suit and are currently configured to provide private living space including a bathroom, reception, galley kitchen and bedroom.



## SPECIFICATIONS

The property is connected to mains electricity, water and drainage. \*The property does not currently benefit from central heating which will be connected via installation of a ground source heat pump once terms are agreed. The property benefits from a recently installed central log burning stove. The kitchen used induction.

## TERMS

Leasehold: Rental offers are invited for the benefit of a new free of tie lease with terms to be agreed. Security will be required which will include a rent deposit.

Freehold: Offers are invited for the sale of the freehold interest (title BK192072).

## PLANNING & CONSERVATION

The former public house benefits from Class E Commercial restaurant use under the Town and Country Planning (Use Classes) Order 1987 (as amended), application 23/00108/FUL (granted 25th May 2023).



## EPC

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Energy Performance Certificate is in the process of completion.

## BUSINESS RATES

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Rateable Value 2023 - £27,500 (this is not the rates payable).

## THE BUSINESS

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The property has up until September 2025 been operated under a lease agreement as "Damson", an independent Michelin Guide restaurant.

There will be no financial information available nor warranted.

## FIXTURES & FITTINGS

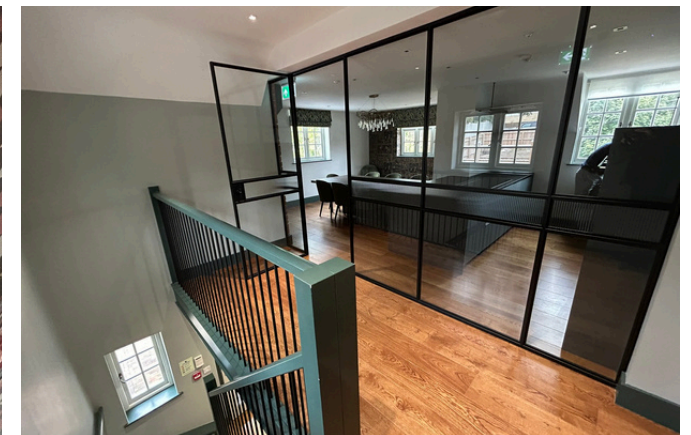
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The majority of loose items of fixtures and fittings are subject to separate ownership and are potentially available to purchase. A detailed inventory is available to review.

## MONEY LAUNDERING

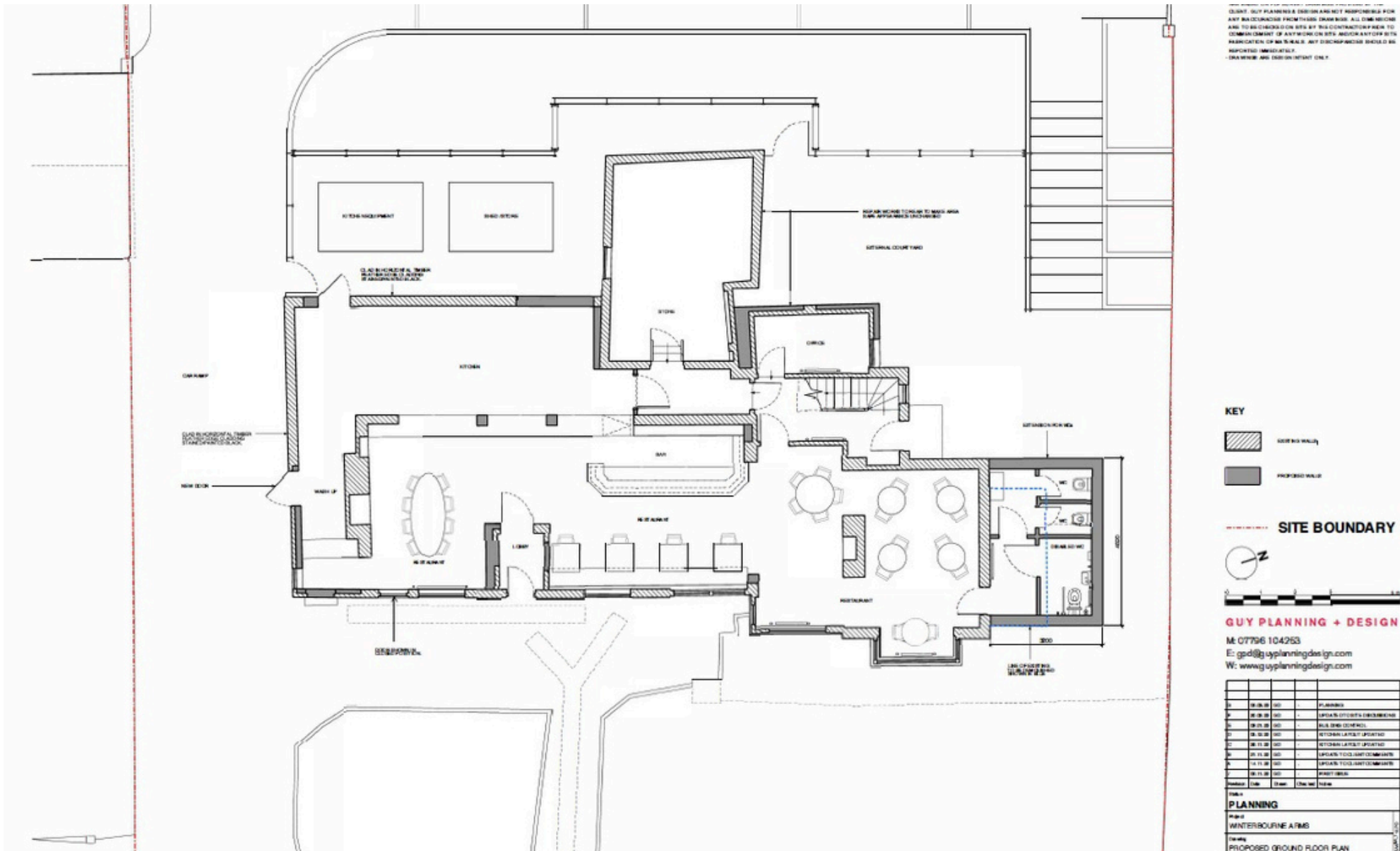
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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

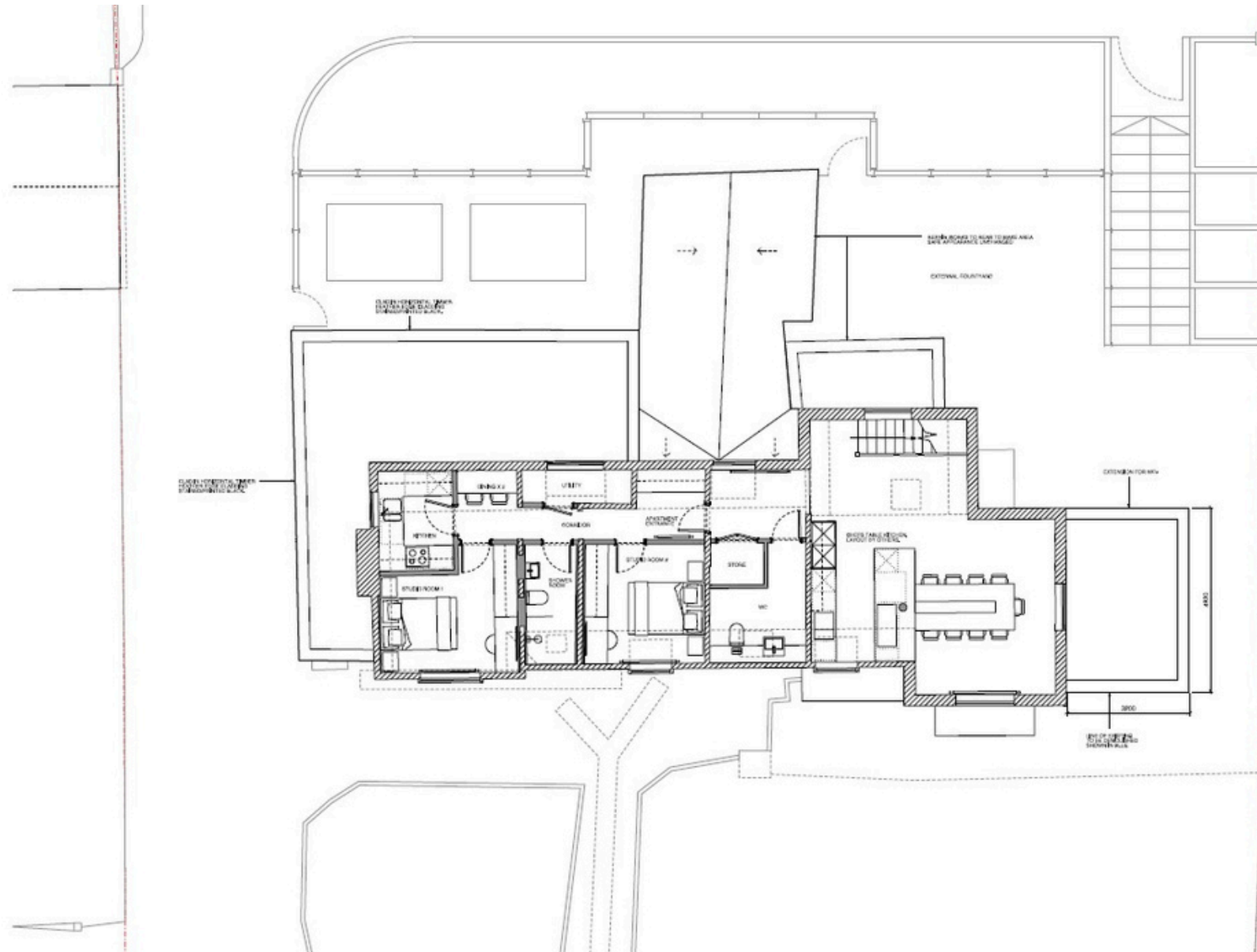




# GROUND FLOOR PLAN



# FIRST FLOOR PLAN



ARE BASED ON PDF SURVEY DRAWINGS PROVIDED BY THE CLIENT. GUY PLANNING + DESIGN ARE NOT RESPONSIBLE FOR ANY INACCURACIES FROM THESE DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON SITE AND ON ANY OFF SITE PROBLEMS OR MATERIALS ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.  
 • DRAWINGS ARE DESIGN INTENT ONLY.

**KEY**

- EXISTING WALLS
- PROPOSED WALLS

**--- SITE BOUNDARY**

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Rev	Date	Drawn	Checked	Notes
1	02/01/21	GD		PLANNING
2	16/01/21	GD		ROOF PLANRYT UPDATED
3	02/02/21	GD		CONCRETE SLAB UPDATED
4	02/02/21	GD		UPDATED TO REFUSE/USINGS
5	16/01/21	GD		BUILDING CONTROL
6	16/01/21	GD		APARTMENT LAYOUT UPDATES
7	16/01/21	GD		UPDATED KITCHEN ELEMENTS
8	16/01/21	GD		UPDATED APARTMENT COMMENTS
9	16/01/21	GD		FINAL ISSUE

PLANNING	
Project	WINTERBOURNE ARMS
Drawing	PROPOSED FIRST FLOOR PLAN
Scale	1:500

## VIEWINGS

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The business is currently closed. Please visit the location before requesting a formal viewing, strictly by appointment with Savills.

## CONTACT

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