

DOG & PARTRIDGE

92 UPPER VILLAGE ROAD,
SUNNINGHILL, ASCOT, SL5 7AQ



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**



DOG & PARTRIDGE

Dog & Partridge
EST. 1850

Start up with the best
pub food in the area
at a price to suit you
Our beer & drinks
are all locally sourced
and of the highest quality

WASSTINE

92

DOG & PARTRIDGE, 92 UPPER VILLAGE ROAD, ASCOT SL5 7AQ

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to two private individuals
- Property arranged over two levels extending to 4,031 Sq Ft (375 Sq M)
- Current rent of £70,458 per annum
- Lease expires April 2042
- The rent is subject to five yearly open market rent reviews and annual RPI increases with a collar of 1% and cap of 4% (except in the open market review year)
- **We are instructed to invite offers in excess of £850,000 (7.85% NIY)**
- Business unaffected by sale
- [Google Street View Link](#)

LOCATION

Located in the village of Sunninghill in the county of Berkshire, 7.7 miles (12.4 kilometres) south west of Windsor and 28.4 miles (45.7 kilometres) west of London.

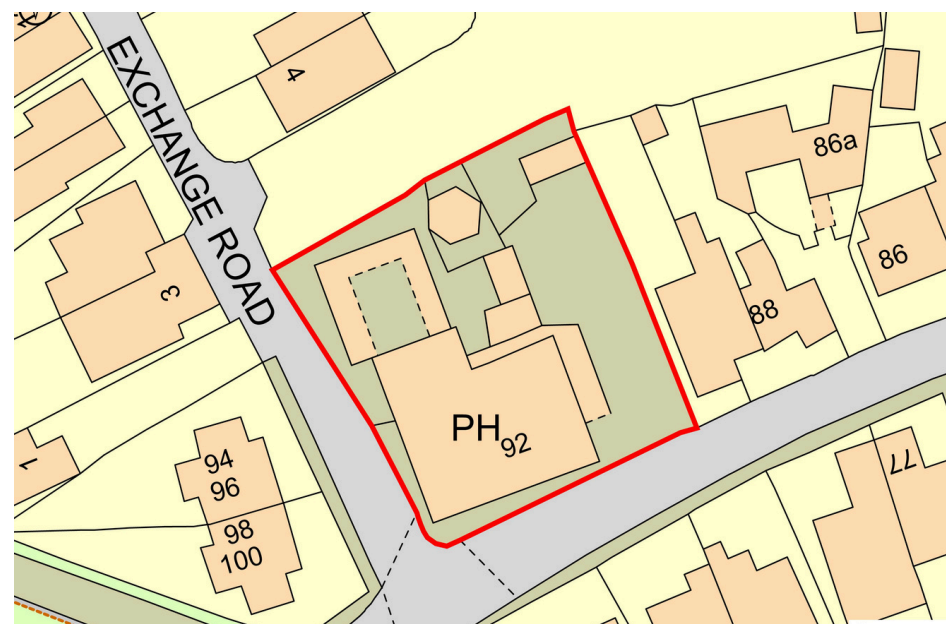
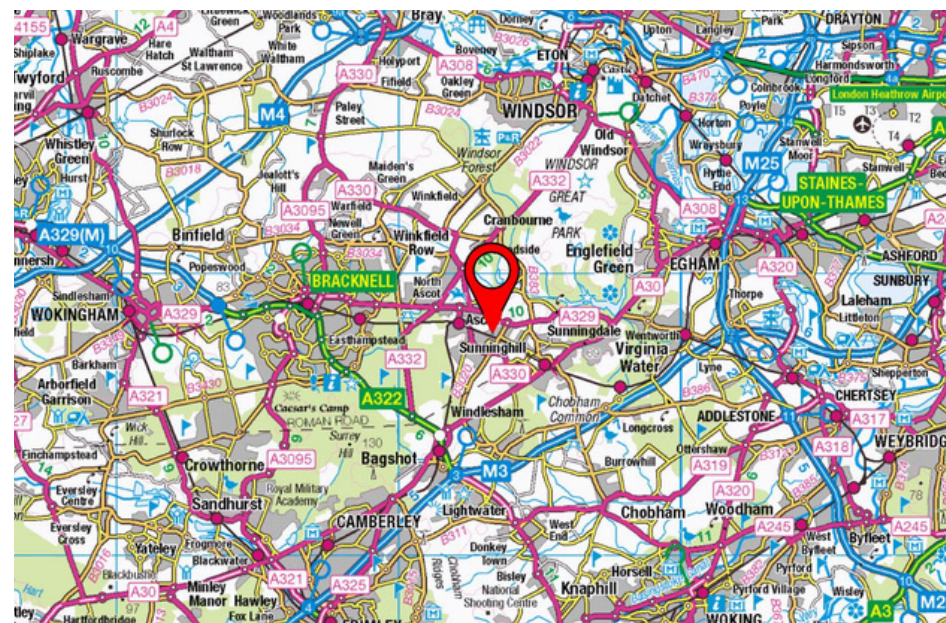
The Dog & Partridge is situated fronting Upper Village Road in a densely populated residential area which is a short distance north west of the local High Street and 1.5 miles (2.3 kilometres) south east of Ascot Racecourse.

DESCRIPTION

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

VIRTUAL TOUR

Please see the link below to access the Virtual Tour:
<https://vt.ehouse.co.uk/tq9T6qPFWH2>



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 88 customers. Ancillary areas include a trade kitchen, customer WC's and a separate cellar to the side.

Basement: The basement is currently disused.

First Floor: The first floor comprises living accommodation including two bedrooms, reception, kitchen and a bathroom.

Externally: There is an enclosed and substantially covered customer area to the rear with seating mainly on perimeter tables and chairs for 30 customers. Located to the side is a car park for 8 vehicles.

TENURE

The property is held freehold (Title Number BK323664).

TENANCY

The entire property is let to two private individuals on a 20 year lease from 22 April 2022 at a current rent of £70,458 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 1% and cap of 4% (except in the open market review year). A rent deposit of £16,610 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.

EPC

D - 81

TERMS

We are instructed to invite offers in excess of £850,000 (7.85% NIY) assuming the usual purchaser's costs.

FIXTURES AND FITTINGS

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

MONEY LAUNDERING

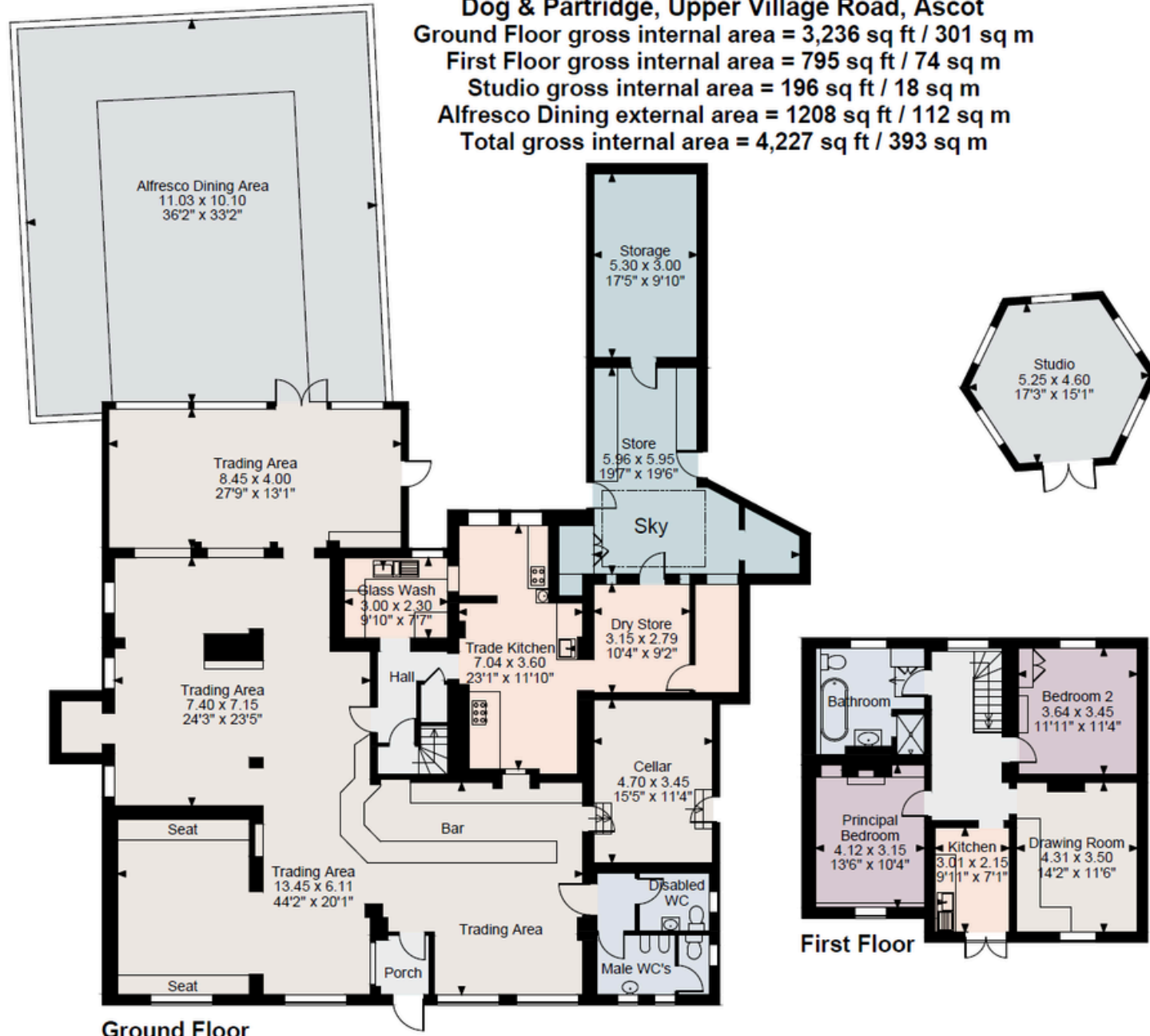
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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savills

Dog & Partridge, Upper Village Road, Ascot
 Ground Floor gross internal area = 3,236 sq ft / 301 sq m
 First Floor gross internal area = 795 sq ft / 74 sq m
 Studio gross internal area = 196 sq ft / 18 sq m
 Alfresco Dining external area = 1208 sq ft / 112 sq m
 Total gross internal area = 4,227 sq ft / 393 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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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