

FREE-HOUSE / INVESTMENT OPPORTUNITY - FOR SALE



3,472Sq.Ft. (322.56Sq.M.) approx G.I.A.

The John Barleycorn

GORING ON THAMES

Reading

Berkshire

RG8 9DP

Restaurant / Re-Development Potential (S.T.P)

kemptoncarr.co.uk | Reading office 0118 4026893



Location

Goring on Thames is an area of outstanding natural beauty on the River Thames. The John Barleycorn is near to the centre of the village and attracts a larger number of tourists and walkers with the Thames Path close by. The village has good rail links with Oxford, Reading and London Paddington.

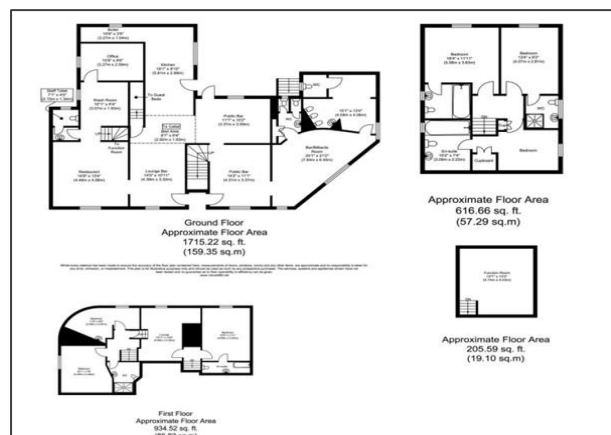
Description

The property is a charming 18th Century tavern style village pub with the added benefit of 3 en-suite letting rooms for B&B. Being Grade II listed, the property is of period styling. At ground floor level there are two main bar / seating areas, kitchen and toilet facilities, as well as various stores. At first floor level, in addition to the B&B rooms, there is a further function / storeroom and landlords accommodation, with private access.

To the rear there is an enclosed pub garden outbuilding for storage and off-street parking for 2 – 3 cars.

	SQ.FT	M2
Ground Floor	1,715	159.35
First Floor	1,757	163.21
TOTAL	3,472	322.56

Approx Gross Internal Area (G.I.A.)



Price

Offers are sought in the region of £750,000 for the freehold interest, with vacant possession.

Local Authority

The billing authority is South Oxfordshire.

Rateable Value: £12,300

We suggest these amounts and accrual rates payable are verified by contacting the ratings officer at the billing authority directly.

Legal Costs / VAT

Each party to bear their own professional and legal costs.

The sale price **is** subject to VAT.

Energy Performance Rating

C-54



Viewing and further information



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