

RIFLE VOLUNTEER

141 READING ROAD, WOKINGHAM, RG41 1HD



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**



THE RIFLE

COURAGE

POST OFFICE

Premier

Bicycle symbol

SV

RIFLE VOLUNTEER, 141 READING ROAD, WOKINGHAM, RG41 1HD

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to two private individuals
- The property is arranged over ground, basement and first floors on a large 0.45 acre site
- Current rent of £47,200 per annum
- Lease expires October 2032
- The rent is subject to five yearly open market rent reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £640,000 (7.0% NIY)**

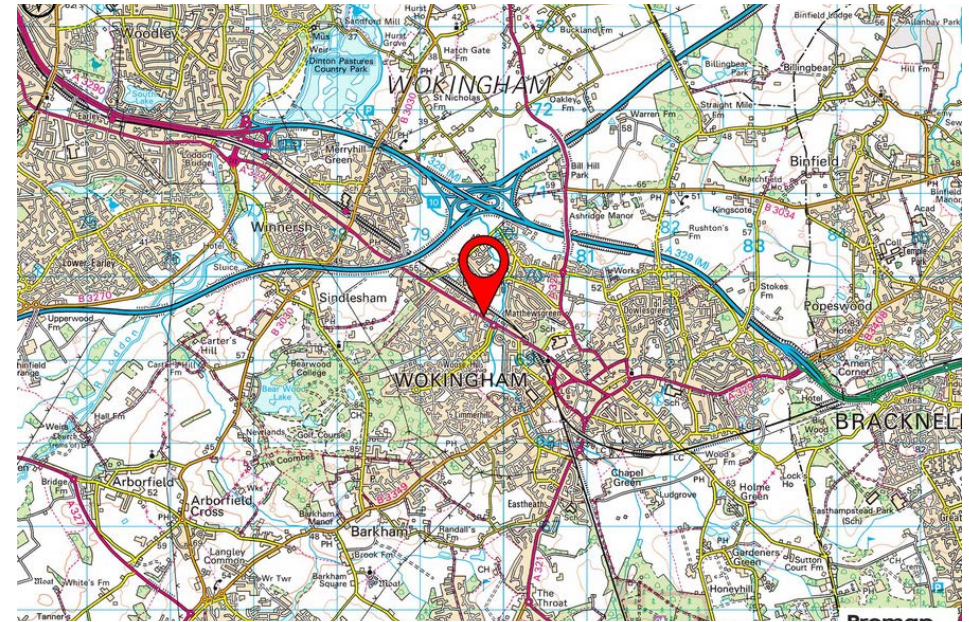
LOCATION

Located in Wokingham in Berkshire, 5.2 miles (8.3 kilometres) west of Bracknell, 6.9 miles (11.1 kilometres) east of Reading and 31.3 miles (50.3 kilometres) west of London.

The Rifle Volunteer is situated fronting the intersection between Reading Road (A329) and Embrook Road with the centre of Wokingham a short distance to the south. The surrounding area is a mix of residential and commercial with Shell, Little Waitrose and Kwik Fit nearby.

DESCRIPTION

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



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with central bar servery and seating on loose tables and chairs for 40 customers. Ancillary areas comprise customers WC's, trade kitchen and a small store.

Basement: Cellar and stores.

First Floor: The first provides the managers accommodation which comprises four bedrooms, bathroom, WC, living room and kitchen.

Externally: There is a covered area to the front for 50 customers and additional seating in the beer garden to the rear for 50 customers. Car parking to the rear for 15 vehicles.

TENURE

The property is held freehold (Title Number BK327632).

TENANCY

The entire property is let to two private individuals on a 20 year lease from 1st November 2012 at a current rent of £47,200 per annum which is subject to five yearly open market reviews.

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-82

TERMS

We are instructed to invite offers in excess of £640,000 (7.0% 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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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.

FRANCIS MEREDITH

07738 524 728

francis.meredith@savills.com

ADAM BULLAS

07812 965 395

abullas@savills.com

