

# ROYAL OAK

23 Town Lane, Neston, CH64 4DE



## Key Highlights

- Freehold public house investment
- Entire property let to a private individual
- Current rent of £75,806 per annum
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- Lease expires April 2037
- We are instructed to invite offers in excess of £850,000 (8.45% NIY)
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.

## Location

Located in the residential village of Little Neston on the Wirral Peninsula, 10 miles (16 kilometres) from Chester and 12 miles (19 kilometres) South of Liverpool. Little Neston is an attractive village situated a short distance from Neston town centre. The Royal Oak is situated fronting Mellock Lane in a predominantly residential area.

## Description

The property comprises the ground, basement, and first floor of a two storey detached public house with brick and rendered elevations beneath a pitched tile roof.

## Accommodation

Basement: Beer cellar and storage.  
Ground Floor: The ground floor provides split trading accommodation, with the main lounge bar providing seating for 45 customers and the public bar providing seating for 25 customers over loose tables, chairs and fixed bench seating. Ancillary areas include the customer WC's, and an accessible WC.  
First Floor: The first floor comprises manager's accommodation consisting of three bedrooms, living room, kitchen, office, and bathroom.

## Tenure

The Property is held freehold (Title Number CH468168).

## Virtual Tour

<https://vt.ehouse.co.uk/AhVSEpsi1Jf>



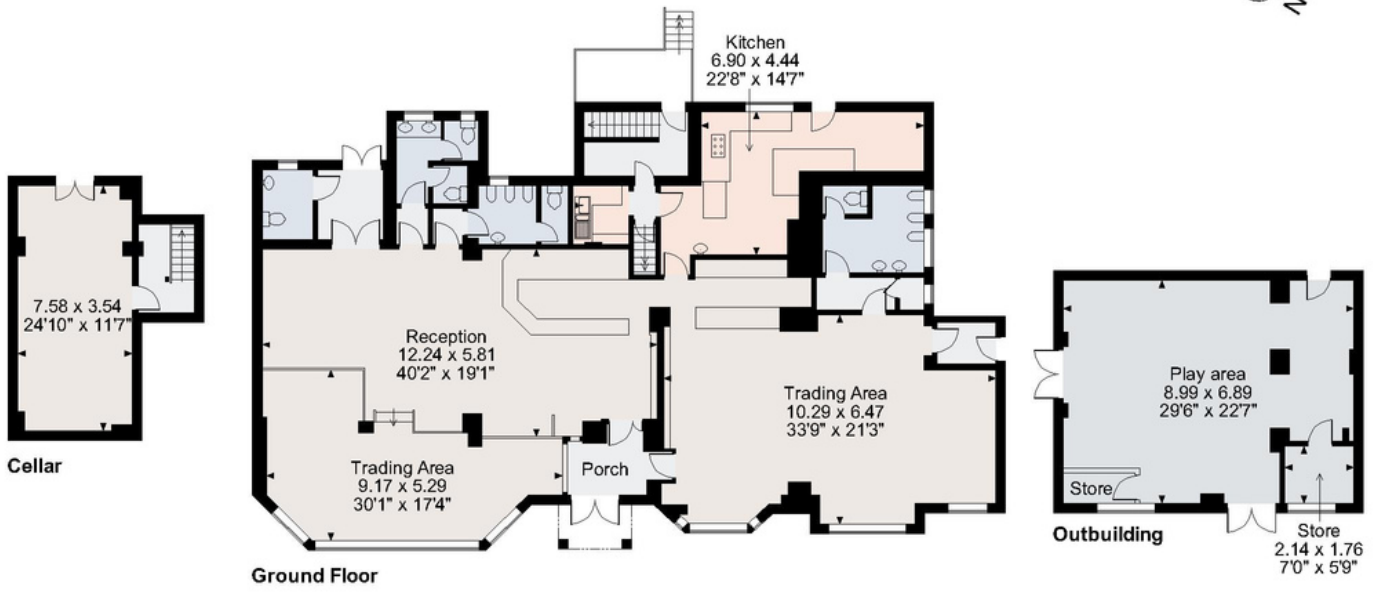
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**Royal Oak Hotel, Town Lane, Neston**  
 Main House gross internal area = 3,071 sq ft / 285 sq m  
 Outbuilding gross internal area = 667 sq ft / 62 sq m



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

The entire property is let to two private individuals on a 20 year lease from 6 April 2017 at a current rent of £75,806 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (which do not apply in the open market review year). A rent deposit of £18,466 is held by the landlord.

## Planning

The Royal Oak Hotel is a not listed or situated within a conservation area.

## Data Room

[https://sites.savills.com/tavernportfolio/en/page\\_171176.php](https://sites.savills.com/tavernportfolio/en/page_171176.php)

## 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 that the purchasing entity is VAT registered.

## EPC

D-82.

## Fixtures and Fittings

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

## Terms

We are instructed to invite offers in excess of £850,000 (8.45% NIY).

## Money Laundering

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

## Viewings & Contacts

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.



## Contact

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