

ROYAL OAK

HIGH STREET, BARLBOROUGH, S43 4EU



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills



ROYAL OAK

ROYAL OAK

PUBLIC BAR

Royal Oak

ROYAL OAK

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In
Our High
Class
All Day



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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Pebley Restaurant Limited
- Property arranged over ground, basement and two upper floors on a large 0.51 acre site
- Current rent of £50,396 per annum
- Lease expires September 2037
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £475,000 (10.1% NIY)**

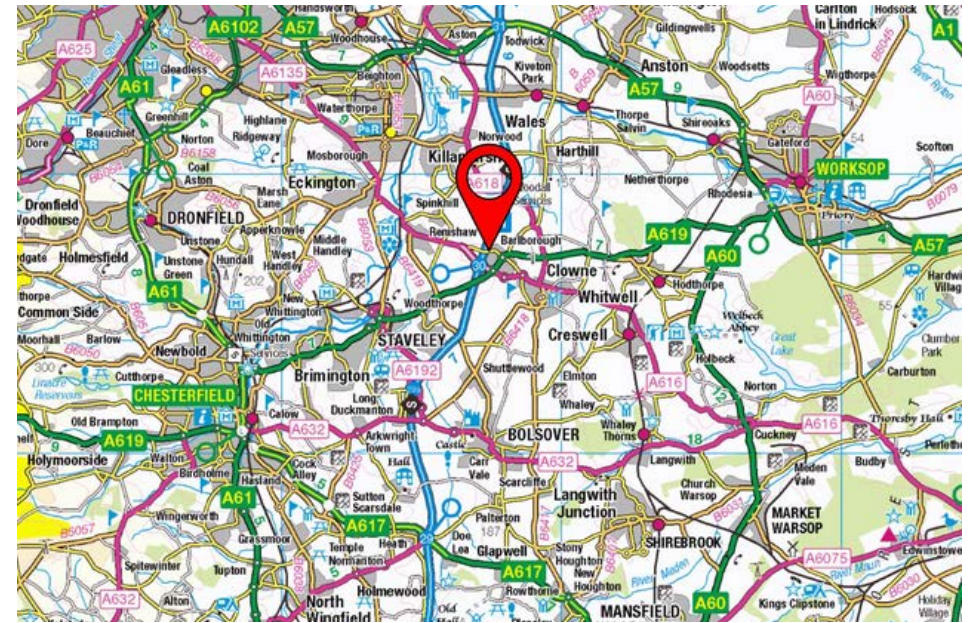
LOCATION

Located in the semi-rural village of Barlborough in the district of Bolsover of Derbyshire county, located 8.0 miles (12.9 kilometres) north east of Chesterfield and 10.5 miles (16.9 kilometres) south east of Sheffield.

The Royal Oak is situated fronting the High Street in a predominantly residential area which is a short distance east of the M1. Some independent retailers and hospitality operators front the high street.

DESCRIPTION

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



ACCOMMODATION

Ground Floor: The ground floor provides a two room customer trading area with central interconnecting bar servery and seating for 60 customers. To the rear is a restaurant area with further seating for 64 customers. Ancillary areas include customer WC's, dry stores, glass stores, walk in fridge and freezer and trade kitchen.

Basement: Cellar and stores.

First Floor: The first floor comprises living accommodation which includes an office, living room, bathroom, laundry room and three bedrooms.

Second Floor: The second floor provides three bedroom accommodation which is currently used as storage space.

Externally: Outbuilding boiler room to the rear of the property. To the side is a beer garden with seating for 48 customers and a car park for 46 vehicles.

TENURE

The property is held freehold (Title Number DY342897).

TENANCY

The entire property is let to the Pebley Restaurant Limited on a 20 year lease from 28 September 2017, the lease was extended post Covid to expire in September 2045. The passing rent is £50,390 per annum which is subject to five yearly open market rent reviews and annual RPI increases (except in the open market review year). A rent deposit of £6,836 is held by the landlord.

PLANNING

The property is not listed however, it is situated within Barlborough 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

C-56

TERMS

We are instructed to invite offers in excess of £475,000 (10.1% 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.

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