

**OAKWOOD ALDERLEY  
BROOK LANE, ALDERLEY EDGE  
SK9 7RU**

**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**

**savills**





THE OAKWOOD





# OAKWOOD ALDERLEY, BROOK LANE, ALDERLEY EDGE, SK9 7RU

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Jungle Pubs Oakwood Limited
- Property arranged over ground, basement and first floors
- Current rent of £74,970 per annum
- Lease expires October 2041
- The rent is subject to five yearly open market rent reviews and annual RPI increases subject to a collar of 3% and cap of 5%
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £940,000 (7.5% NIY)**

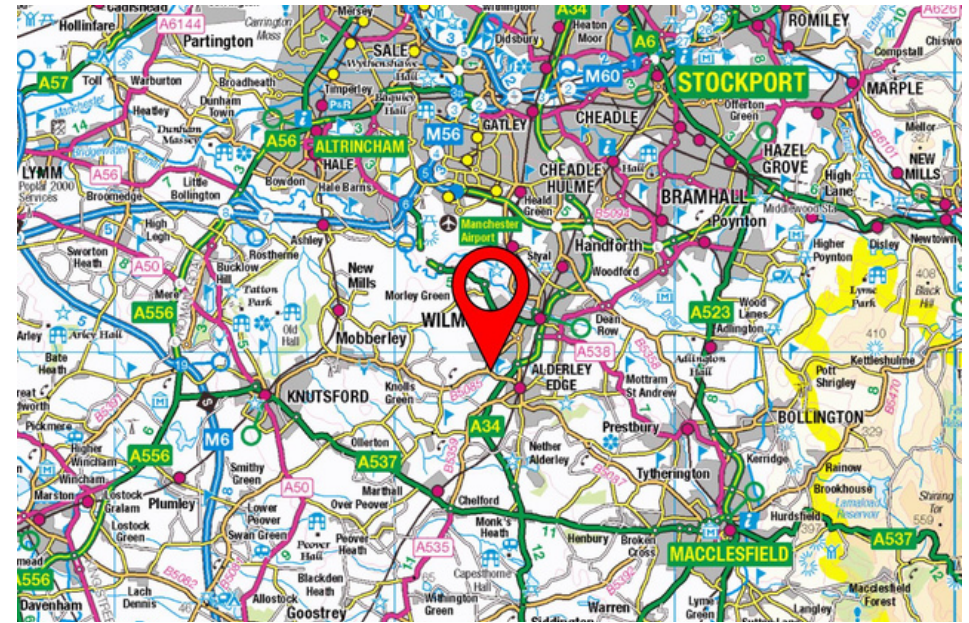
## LOCATION

Located in the village of Alderley Edge in the county of Cheshire, 12.0 miles (19.3 kilometres) south of Manchester and 6.0 miles (9.6 kilometres) northwest of Macclesfield.

The Oakwood is situated fronting the B5085, one mile northwest of the village centre. Opposite the property is Alderley Edge Golf Club with the village known for its affluence and sought after location.

## DESCRIPTION

The Property comprises the ground, basement and first floor of a detached building with brick elevations beneath a pitched slate covered roof.



## ACCOMMODATION

---

**Ground Floor:** The ground floor provides an open plan trading area with seating for 60 customers with an additional private dining room for 12 customers. Ancillary areas include catering kitchen and accessible WC.

**Basement:** Beer cellar and stores.

**First Floor:** The first floor comprises ancillary accommodation including customer WC's, staff rooms, office and stores.

**Externally:** There is a beer patio to the front, side and rear. The car park is located to the side and provides parking for 20 vehicles.

## TENURE

---

The property is held freehold (Title Number CH472903).

## TENANCY

---

The entire property is let to Jungle Pubs Oakwood Limited on a 20 year lease from 4 October 2021 at a current rent of £74,970 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 3% and cap of 5%. The lease has an option to purchase in favour of the tenant at £1,200,000 until 6th October 2025.

## 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 £940,000 (7.54% 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.



OAKWOOD ALDERLEY, BROOK LANE, ALDERLEY EDGE, SK9 7RU

savills

## 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.

---

**JEFF WRAITH**

07825 626 666  
jeff.wraith@savills.com

---

---

**JAMES FAULKNER**

07974 034352  
james.faulkner@savills.com

---

