

**WHY NOT INN**  
**55 THE RIDGEWAY, ASTWOOD BANK,**  
**REDDITCH, B96 6LU**



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**



THE  
WHY NOT



# WHY NOT INN, 55 THE RIDGEWAY, ASTWOOD BANK, REDDITCH, B96 6LU

## HIGHLIGHTS INCLUDE:

- Freehold investment
- Entire property let to Why Not Management Limited
- Property arranged over ground and first floors on a large 0.85 acre site
- Current rent of £56,000 per annum
- Lease expires September 2028
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £590,000 (9.0% NIY)**

## LOCATION

Located in the village of Astwood Bank in the district of Redditch in Worcestershire county, 4.7 miles (7.5 kilometres) south of Redditch and 16.0 miles (25.7 kilometres) east of Worcester.

The Why Not Inn is situated fronting the Ridgeway (A441) in a rural and predominantly residential area with independent retailers from Evesham Road further into Astwood Bank village centre.

## DESCRIPTION

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



## ACCOMMODATION

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**Ground Floor:** The ground floor provides the customer trading area with a central bar servery and seating for 20 customers in the bar area to the front and for 40 customers in the dining area to the rear. Ancillary areas comprise customer WC's, trade kitchen and beer cellar.

**First Floor:** The first floor comprises a one bedroom flat with a kitchen and bathroom.

**Externally:** There is an extensive beer garden to the front, side and rear along with a marquee with seating for 200 customers. To the side and rear is a car park for 40 vehicles.

## TENURE

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The property is held freehold (Title Number WR56341).

## TENANCY

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The entire property is let to Why Not Management Limited on a 10 year lease from 20 September 2018 at a current rent of £56,000 per annum which is subject to a five yearly open market rent review and annual uncapped RPI increases (except in the open market review year). A rent deposit of £12,326 is held by the landlord.

## PLANNING

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The property is not listed or situated within a conservation area.

## VAT

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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

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B-50

## TERMS

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We are instructed to invite offers in excess of £590,000 (9.0% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

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

## MONEY LAUNDERING

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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

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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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