

CROWN

Newbury Road, Kingsclere, RG20 5QU



Key Highlights

- Public House for sale or to let
- The property is arranged over ground, basement and first floor and extends to 4,401 sq ft
- Mangers flat located on the first floor
- Enclosed trade patio located at the front of the property
- Site area of 0.126 acres (0.05 hectares)
- Offers are invited in excess of £755,000 for our client's freehold interest with vacant possession
- Guide rent of £60,000 per annum for a new free of tie lease
- **Virtual Tour**
- **Google Street View Link**

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Location

Located in the large Hampshire village of Kingsclere approximately 6.0 miles (10.0 kilometres) north west and south east of Basingstoke and Newbury respectively.

The Crown is situated in the centre of the village on the corner where North Street meets with Newbury Road. The surrounding area is made up of independent retail and residential houses.

Description

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

Accommodation

Basement: Cellar and stores.

Ground Floor: The ground floor comprises a bar servery to the front and additional bar servery to the rear with seating on loose tables and chairs for 54 customers. There is a separate dining room with seating for 20 additional customers. Ancillary areas include a trade kitchen and customer WC's.

First Floor: The first floor comprises manager's accommodation comprising one bedroom, kitchen, bathroom and lounge. There are three rooms used as ancillary storage for the pub which would suit conversion into letting rooms subject to obtaining the necessary consents.

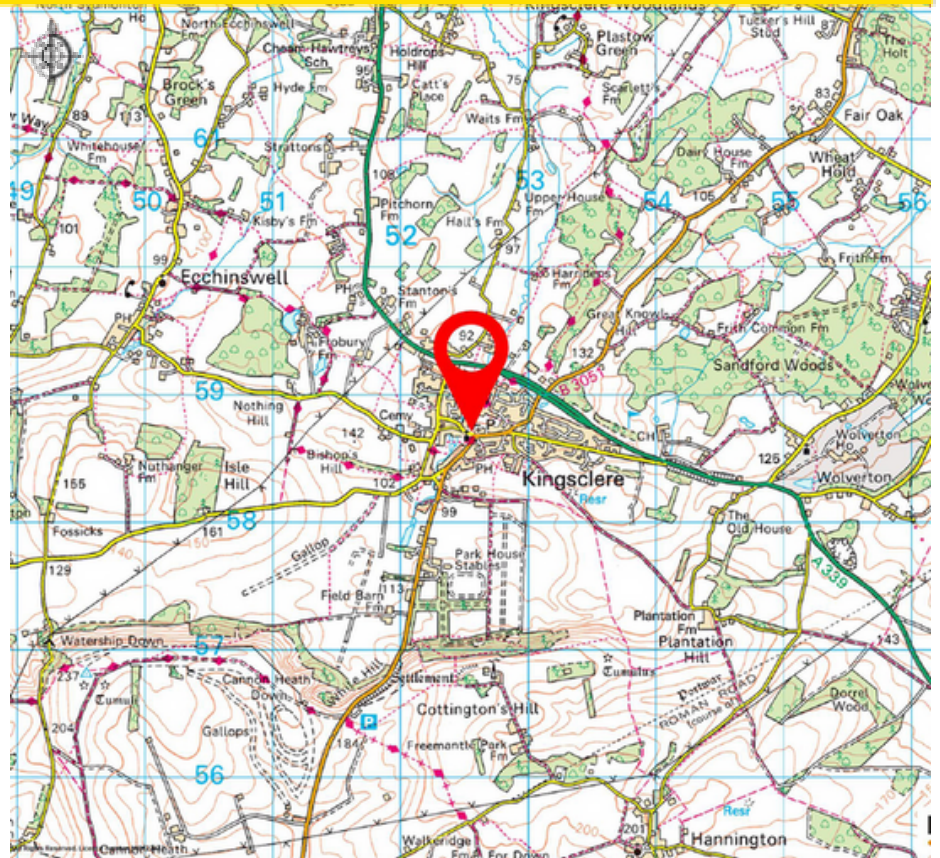
Externally: There is an enclosed customer area to the front with seating on loose tables and chairs for 20 customers. Additional seating is provided to the rear courtyard for a further 24 customers.

Virtual Tour

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

Tenure

The property is held freehold (Title Number HP484377).



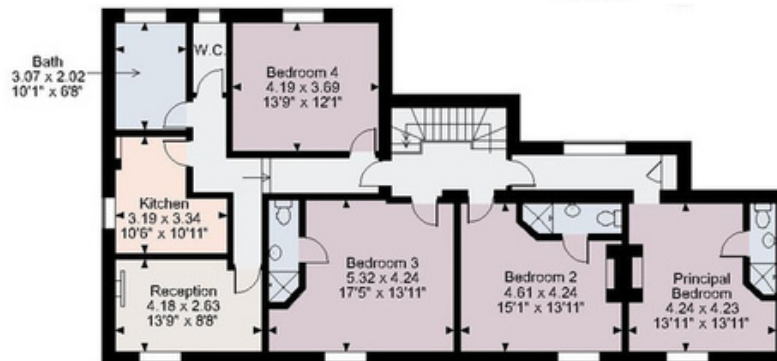
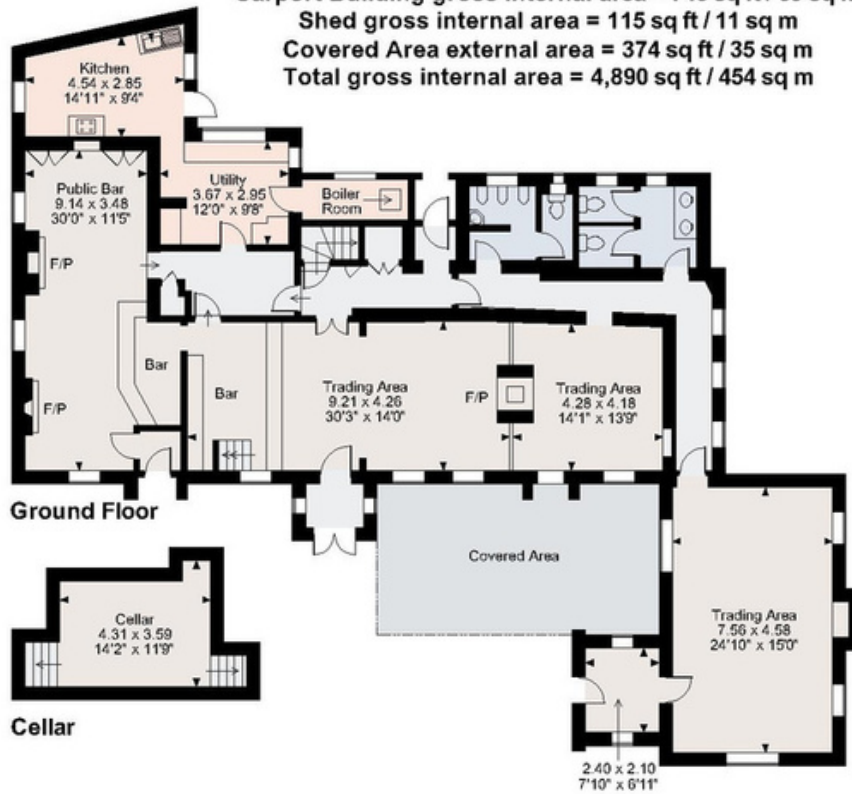
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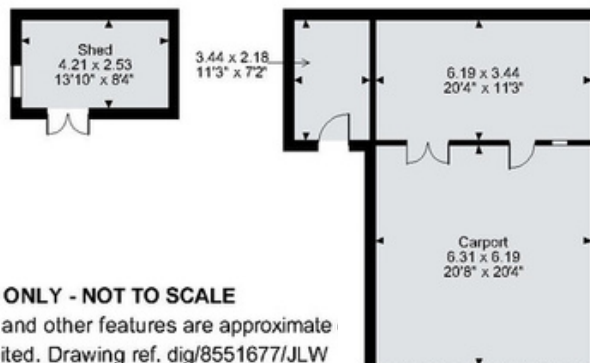
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Crown Kingsclere, Newbury Road
 Cellar gross internal area = 168 sq ft / 16 sq m
 Ground Floor gross internal area = 2,424 sq ft / 225 sq m
 First Floor gross internal area = 1,437 sq ft / 133 sq m
 Carport Building gross internal area = 746 sq ft / 69 sq m
 Shed gross internal area = 115 sq ft / 11 sq m
 Covered Area external area = 374 sq ft / 35 sq m
 Total gross internal area = 4,890 sq ft / 454 sq m



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate.
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Photography

Please note the photography and virtual tour were taken when the pub was open and trading however, the pub has since closed.

Rateable Value

2023 Rateable Value - £13,000.

Planning

The property is Grade II Listed and situated within the Kingsclere Conservation Area.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol on the following times:

- Monday to Saturday - 10:00 to 00:00
- Sunday - 10:00 to 23:30

EPC

B - 47.

Fixtures & Fittings

The fixtures and fittings are available by way of separate negotiation.

Terms

Offers are invited in excess of £755,000 for the benefit of our clients' freehold interest with vacant possession.

Alternatively, a new free of tie lease is available for a term to be negotiated at a guide rent of £60,000 per annum.

VAT is chargeable in addition to the price/rent.

Money Laundering

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

Viewings & Contacts

All viewings must be made by prior appointment as the property is now closed.

For further information and all viewing requests please contact the sole selling agents Savills.

Contact

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