

BOARS HEAD

Boars Head Road, Crowborough, TN6 3GR



Key Highlights

- Freehold public house investment
- Entire property let to a private individual
- Current rent of £39,500 per annum
- The rent is subject to three yearly open market rent reviews
- Lease expires May 2033
- We are instructed to invite offers in excess of £520,000 (7.15% NIY)
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

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savills.co.uk

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a solid yellow rectangular background.

Location

Located in a rural area in the county of East Sussex, 1.6 miles (2.6 kilometres) north east of Crowborough and 5.7 miles (9.2 kilometres) south west of Royal Tunbridge Wells. The area is known as The High Weald, an Area of Outstanding Natural Beauty.

The Boars Head is situated in a rural hamlet surrounded by a small number of houses and farmland.

Description

The property comprises the ground and first floor of a two storey detached building with brick and hung tile elevations beneath a pitched roof. There is a separate single storey outbuilding in the car park.

Accommodation

Ground Floor: The ground floor provides an open plan bar and separate dining area to the rear with a central bar servery and seating on loose tables, chairs and bench seating for 42 customers. Ancillary areas include a trade kitchen, customer WC's and a separate cellar to the rear.

First Floor: The first floor provides manager's accommodation comprising three bedrooms, bathroom and lounge.

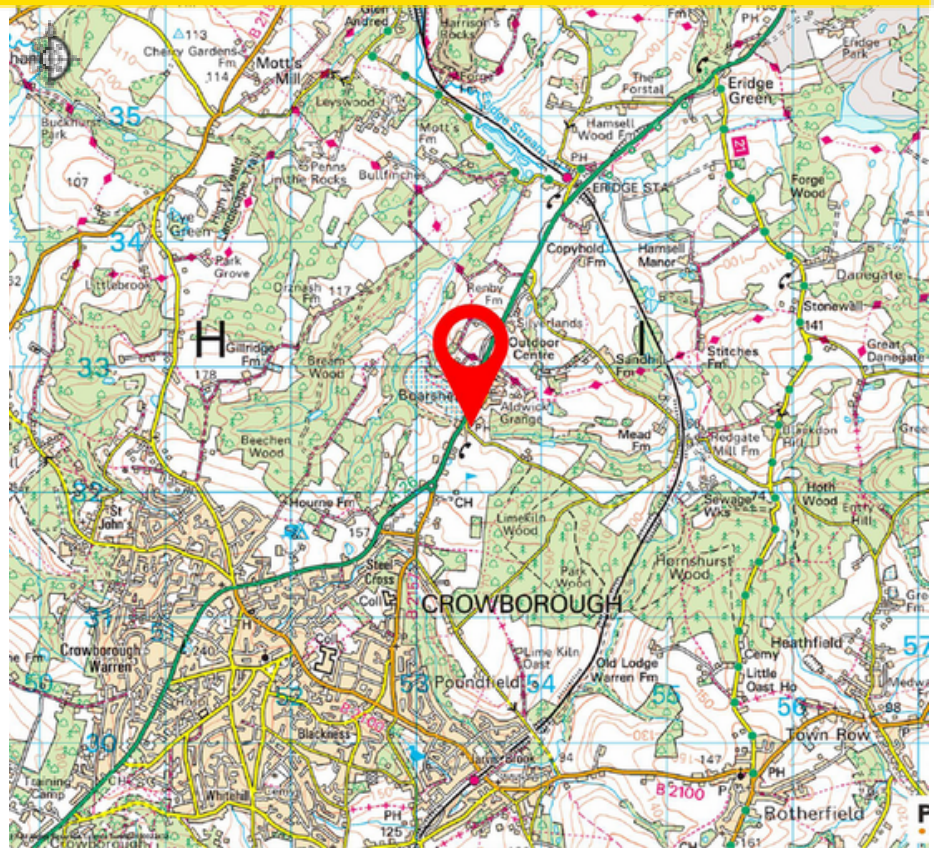
Externally: There is a patio and beer garden to the side and rear with seating on loose tables and chairs for 40 customers. There are two car parks which provide parking for approximately 25 vehicles.

Virtual Tour

<https://vt.ehouse.co.uk/XJwC5HMNwJa>

Tenure

The property is held freehold (Title Number EX253216).



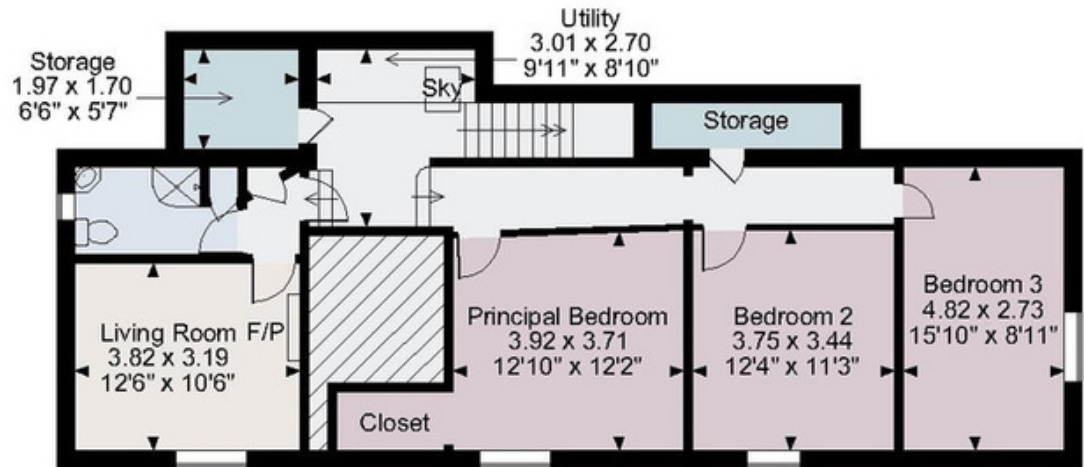
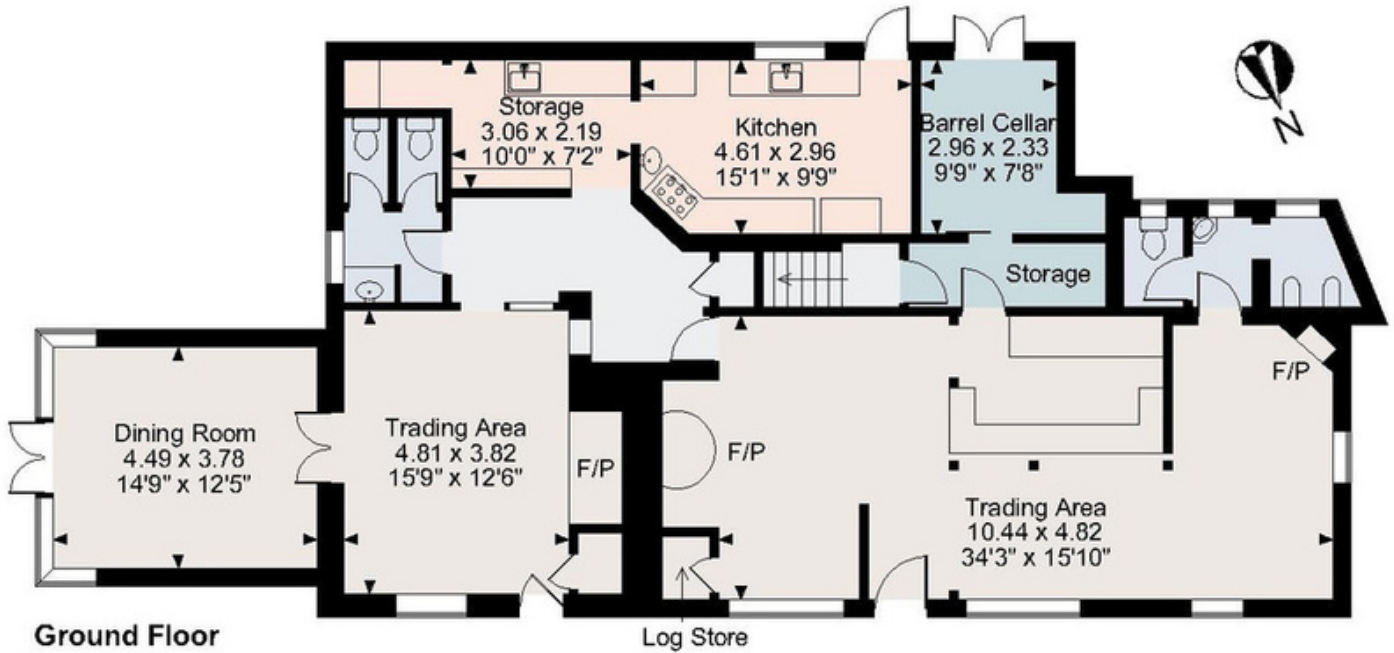
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Boars Head, Boars Head Road, Crowborough
 Ground Floor gross internal area = 1,728 sq ft / 161 sq m
 First Floor gross internal area = 1,026 sq ft / 95 sq m
 Total gross internal area = 2,754 sq ft / 256 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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 16 May 2013 at a current rent of £39,500 per annum which is subject to three yearly open market reviews. A rent deposit of £6,541 is held by the landlord.

Planning

The property is Grade II Listed but it is not situated within a conservation area.

Data Room

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-88.

Fixtures & Fittings

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

Terms

We are instructed to invite offers in excess of £520,000 (7.15% NIY) assuming the usual purchasers costs.

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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