

# HORNS

82 Bramfield Road, Datchworth, SG3 6RZ



## Key Highlights

- Freehold public house investment
- Entire property let to a small multiple operator
- Current rent of £54,844 per annum
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- The property is arranged over ground and first floor and extends to 2,924 sq ft
- Lease expires March 2036
- We are instructed to invite offers in excess of £750,000 (6.94% NIY) which reflects a capital value of £256 psf
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

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## Location

Located in the county of Hertfordshire, 2.6 miles (4.0 kilometres) south of Knebworth and 4.9 miles (8.0 kilometres) north of Hertford. The Horns is situated in a rural hamlet surrounded by a small number of residential dwellings and farmland.

## Description

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

## Accommodation

**Ground Floor:** The ground floor provides an open plan L shaped trading area with a central bar servery and seating on loose tables, chairs and bench seating for 54 customers. Ancillary areas include the trade kitchen, customer WC's, cellar and the former residential bathroom which is currently used as a utility room.

**Basement:** Cellar and stores.

**First Floor:** The first floor provides the manager's accommodation comprising three bedrooms.

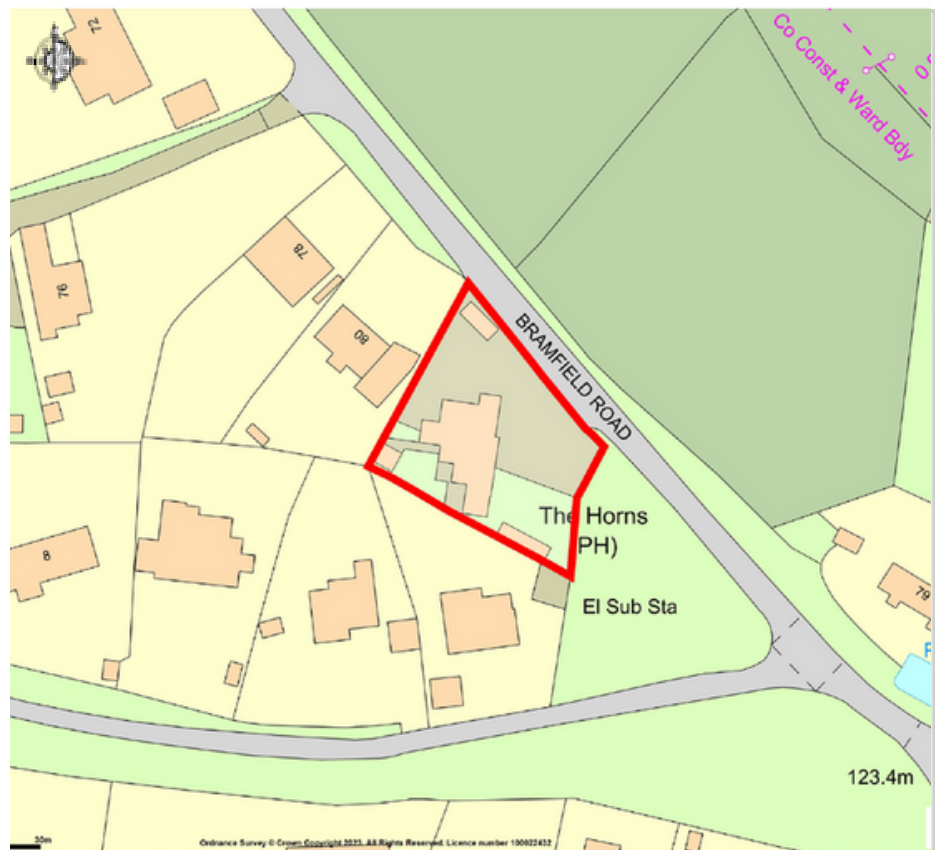
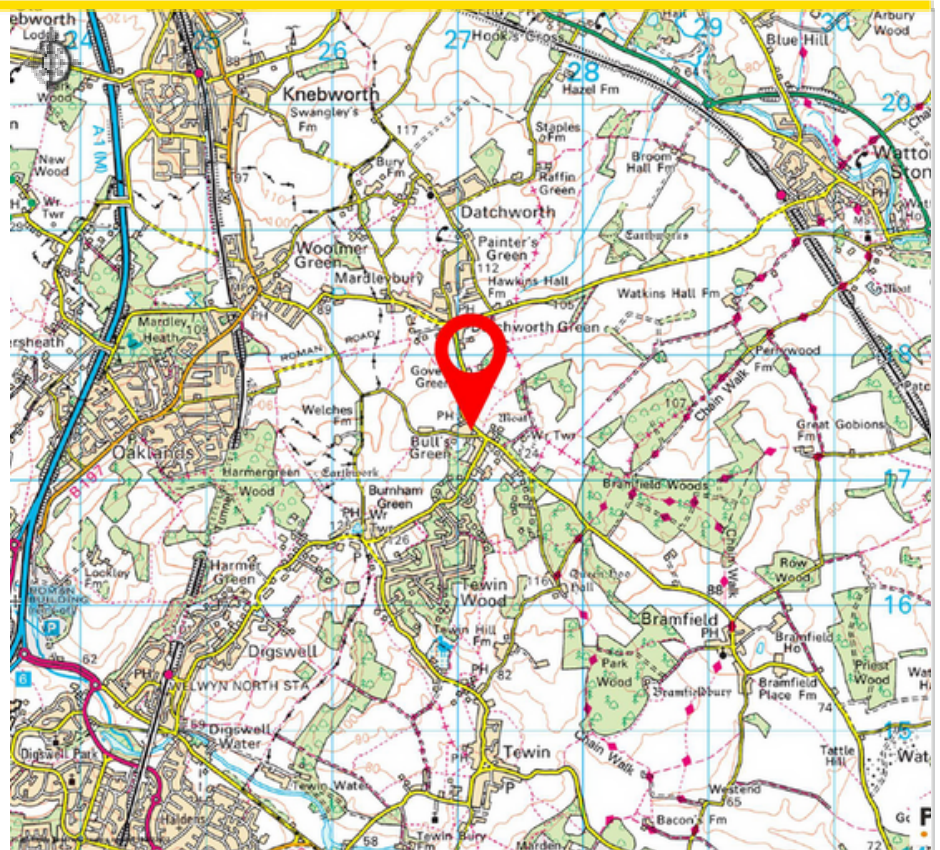
**Externally:** There is a beer garden to the front with seating on loose tables and chairs for 100 customers. There is a gravel car park to front and rear for 16 vehicles.

## Virtual Tour

<https://vt.ehouse.co.uk/N3cCL1X8SdY>

## Tenure

The property is held freehold (Title Numbers HD400203 and HG401555).



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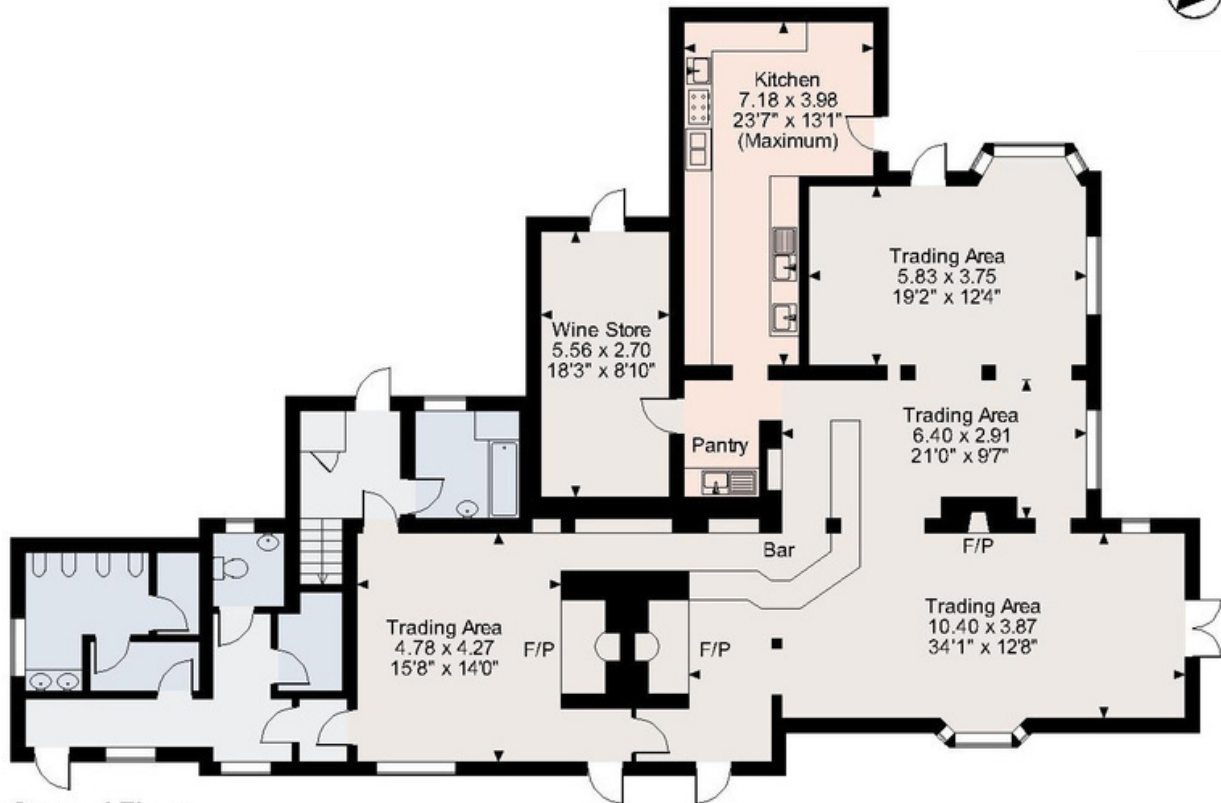
## Horns, Knebworth

Ground Floor gross internal area = 2,303 sq ft / 214 sq m

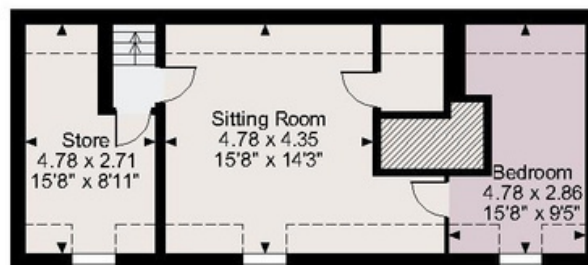
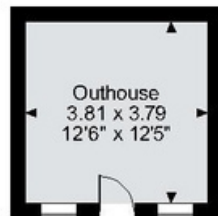
First Floor gross internal area = 466 sq ft / 43 sq m

Outhouse gross internal area = 155 sq ft / 14 sq m

Total gross internal area = 2,924 sq ft / 272 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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## Tenancy

The entire property is let to Ariann Leisure Ltd on a 20 year lease from 16 March 2016 at a current rent of £54,844 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (which do not apply in the open market review year). A rent deposit of £12,888 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](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

An EPC is in the course of preparation.

## Fixtures and Fittings

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

## Terms

We are instructed to invite offers in excess of £750,000 (6.94% NIY) assuming the usual purchasers costs which reflects a capital value of £256 psf.

## 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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