

**OLD KINGS HEAD
STOCK ROAD, STOCK,
INGATESTONE
CM4 9PQ**



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**



FREEHOUSE

THE
OLD
KINGS
HEAD

WELCOME

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Classic Pub Dining (OKH) Limited
- Property arranged over ground and first floor
- Current rent of £61,000 per annum
- Lease expires January 2045
- The rent is subject to five yearly open market rent reviews and annual RPI increases subject to a collar of 2% and cap of 4%
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £915,000 (6.3% NIY)**

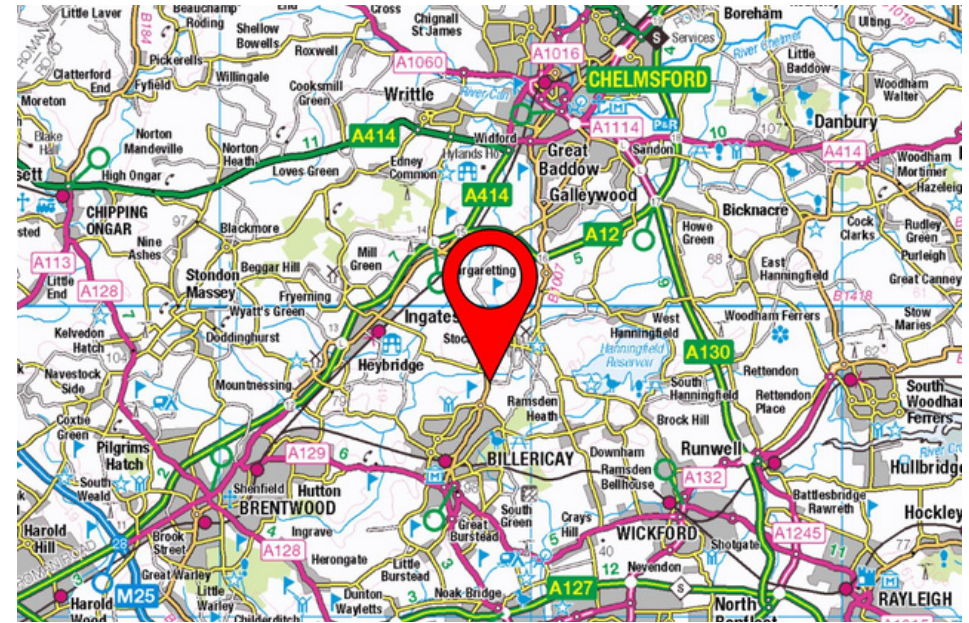
LOCATION

The Old Kings Head is located 1.8 miles (2.9 kilometres) to the north of Billericay, 5.6 miles (9.6 kilometres) to the south of Chelmsford and 8.3 miles (13.3 kilometres) east of Brentwood.

The Old Kings Head is situated fronting the B1007, which provides access to Stock to the north and Billericay to the south. The surrounding properties are predominantly residential.

DESCRIPTION

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



ACCOMMODATION

Ground Floor: The ground floor provides four main trading areas with a central bar servery to the front and private dining room and mezzanine trading area to the rear with seating on loose tables, chairs and bench seating for 98 customers. Ancillary areas include a trade kitchen, stores, customer WC's and cellar to the rear.

First Floor: The first floor provides managers accommodation comprising three bedrooms, kitchen/living room, bathroom and office.

Externally: There is a customer patio and shipping container bar and elevated seating to the rear with seating on loose tables and chairs for 50 customers. Parking to the side and rear for 39 vehicles.

TENURE

The property is held freehold (Title Number EX525720).

TENANCY

The entire property is let to Classic Pub Dining (OKH) Limited on a 25 year lease from 27 January 2020 at a current rent of £61,000 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 4%. A rent deposit of £18,776 is held by the landlord.

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

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TERMS

We are instructed to invite offers in excess of £915,000 (6.3% 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.



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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.

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