

RED HOUSE

1 WOLVERTON ROAD,
NEWPORT PAGNELL, MK16 8BG



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

WELCOME TO
THE RED HOUSE
RESTAURANT
BAR
AND
CARRY-OUT
KITCHEN
ALL DAY
DAILY SPECIALS
FREE WINE
WITH
ANY PIZZA

THE RED HOUSE
Eat a Little • Drink a Little • Enjoy a Lot

WELCOME



**SUNDAY
CARVERY**
*Delicious
HOMEMADE
FOOD*
DAILY
*Quality
WINES*
Beers & Spirits

ENTRANCE
RESTAURANT • BAR • PUB GARDEN • BBQ BARN • RUM SHACK

HAVE
YOU
SEEN
OUR
Secret
Garden?
Send up to 8 people
Puzzle the drinks list

ENTRANCE
What
May

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Home of the Roast Limited
- The property is arranged over ground and first floors extending to 4,565 sq ft
- Large site extending to 0.7 acres
- Current rent of £75,937 per annum
- Lease expires October 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 (7.9% NIY)**
- **Virtual Tour**

LOCATION

Located in the town of Newport Pagnell in Buckinghamshire, 12.5 miles (20.1 kilometres) south of Northampton and 12.3 miles (19.8 kilometres) west of Bedford.

The Red House is situated fronting Wolverhampton Road in a predominantly residential area which is a short distance west of the centre of Newport Pagnell.

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 tile roof.



ACCOMMODATION

Ground Floor: The ground floor provides four main trading areas with bar servery to the front and seating on loose tables, chairs and bench seating for 121 customers. Ancillary areas include a trade kitchen and stores to the rear and customer WC's to the front.

First Floor: The first floor provides managers accommodation comprising four bedrooms, kitchen and bathroom.

Externally: There is a lawned area and separate enclosed customer patio to the rear with seating on loose tables and chairs for 200 customers. Additional seating is provided to the front elevation for a further 24 customers. Parking to the side for 19 vehicles.

VIRTUAL TOUR

<https://vt.ehouse.co.uk/bj37ZLkszkq>

TENURE

The property is held freehold (Title Number BM194376).

TENANCY

The entire property is let to Home of the Roast Limited on a 25 year lease from 21 October 2020 at a current rent of £75,931 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 £17,976 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.



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EPC

B-40

TERMS

We are instructed to invite offers in excess of £915,000 (7.9% 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.

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: https://sites.savills.com/tavernportfolio/en/page_171175.php



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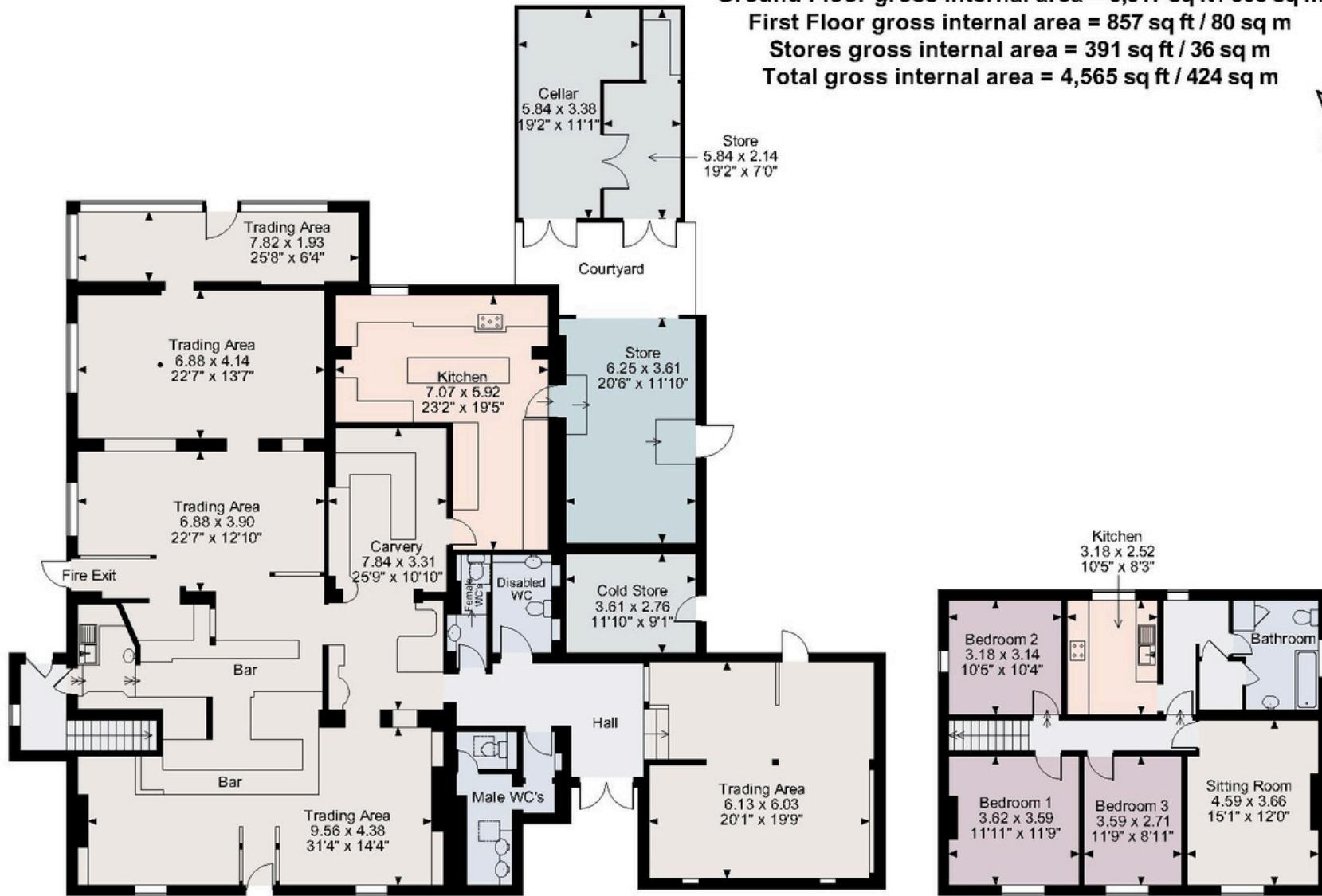
Red House, Newport Pagnell

Ground Floor gross internal area = 3,317 sq ft / 308 sq m

First Floor gross internal area = 857 sq ft / 80 sq m

Stores gross internal area = 391 sq ft / 36 sq m

Total gross internal area = 4,565 sq ft / 424 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.

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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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