

**CASTLE
OXFORD ROAD, NEWBURY
RG14 3AA**



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

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The Castle
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The Castle

The Castle
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The Castle
BEER
GARDEN

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Greek Table Limited
- Property arranged over ground, basement and first floor
- Current rent of £40,000 per annum
- Lease expires November 2033
- 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 £610,000 (6.2% NIY)**

LOCATION

Located in the village of Donnington in the county of Berkshire, 1.3 miles (2.1 kilometres) north of Newbury and 17.3 miles (27.8 kilometres) west of Reading.

The Castle is in a corner position at the junction of Oxford Road and Love Lane on a primary road in a semi-rural residential area which is a short distance south from Castle School, Vodafone HQ and Donnington Castle.

DESCRIPTION

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



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with an L shaped bar servery and seating on loose tables and chairs for 80 customers. Ancillary areas include a trade kitchen and customers WC's.

Basement: Cellar and stores.

First Floor: The first floor comprises staff accommodation across two flats, a one bedroom flat comprising a kitchen, bedroom and bathroom, alongside a separate three bedroom flat comprising a kitchen, lounge, three bedrooms and bathroom. Additionally there is a staff WC and storage room at first floor.

Externally: There is a customer area to the rear with seating for 35 customers as well as a car park for 19 vehicles and overflow car park opposite for a further 30. vehicles

TENURE

The property is held freehold (Title Number BK303599).

TENANCY

The entire property is let to The Greek Table Limited on a 10 year lease from 3 November 2023 at a current rent of £40,000 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 4%.

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

D-84

TERMS

We are instructed to invite offers in excess of £610,000 (6.2% 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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