

# THEOBALDS ARMS

Kings Walk, Grays, RM17 6HR



## Key Highlights

- Freehold public house investment
- Entire property let to a private individual
- Current rent of £45,000 per annum
- The rent is subject to five yearly open market rent reviews
- Lease expires September 2031
- The property is arranged over ground, basement and first floor and extends to 4,856 sq ft
- We are instructed to invite offers in excess of £575,000 (7.46% NIY) which reflects a low capital value of £118 psf
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

SAVILLS LONDON  
33 Margaret Street  
London W1G 0JD

+44 (0) 207 409 8178

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## Location

Located in the town of Grays, 13.2 miles (21.0 kilometres) south of Brentwood and 6.1 miles (10.0 kilometres) west of Stanford-le-Hope. The property is 2.5 miles (4.0 kilometres) east of Lakeside Shopping Centre which is the 11th largest shopping centre in Britain.

The Theobalds Arms is situated in a suburban area on the edge of the town centre surrounded by predominately residential properties with South Essex College to the rear.

## Description

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

## Accommodation

**Ground Floor:** The ground floor provides a traditional lounge bar and public bar with interconnecting central bar servery and seating on loose tables, chairs and bench seating for 36 customers. Ancillary areas include a domestic kitchen and customer WC's.

**First Floor:** The first floor provides the manager's accommodation comprising two bedrooms, bathroom, lounge, kitchen and office.

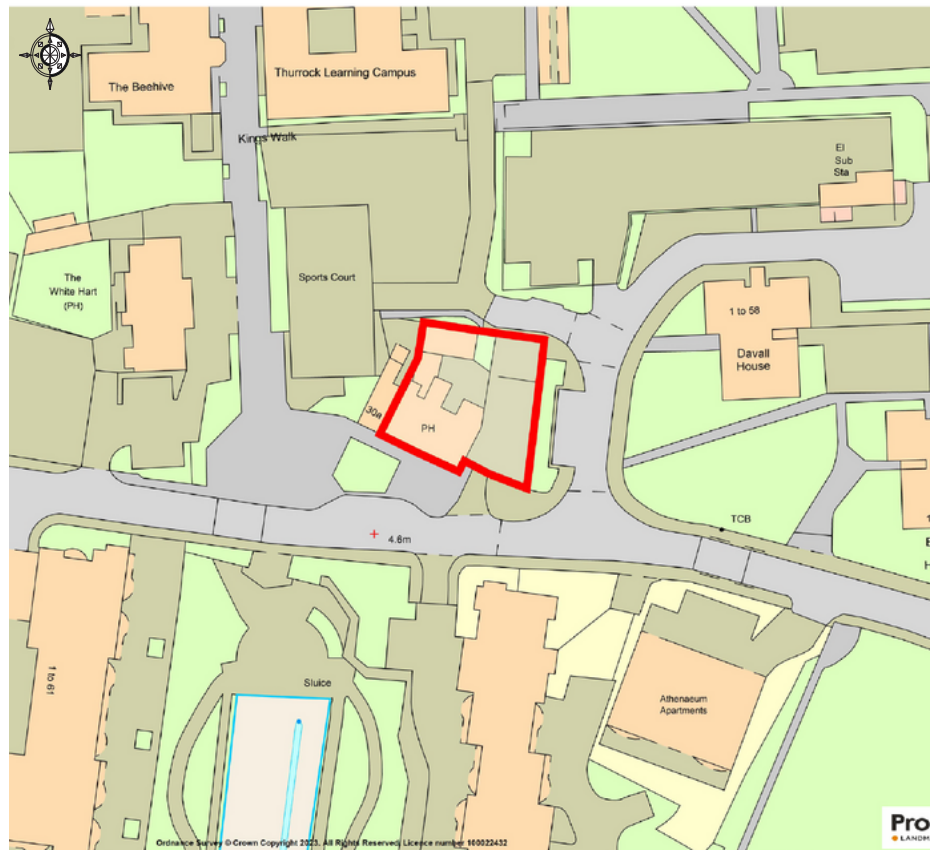
**Externally:** There is a part enclosed customer area to the rear with seating on loose tables and chairs for 42 customers. There is a detached outbuilding currently used for storage and car parking to the side elevation for 8 vehicles.

## Virtual Tour

<https://vt.ehouse.co.uk/i43pHuvyp7f>

## Tenure

The property is held freehold (Title Number EX233319).



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**Theobald Arms, Grays**  
 Cellar gross internal area = 4,69 sq ft / 44 sq m  
 Ground Floor gross internal area = 2061 sq ft / 192 sq m  
 First Floor gross internal area = 1691 sq ft / 157 sq m  
 Garage gross internal area = 635 sq ft / 59 sq m  
 Total gross internal area = 4,856 sq ft / 451 sq m



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

The entire property is let to three private individuals on a 20 year lease from 20 September 2011 at a current rent of £45,000 per annum which is subject to five yearly open market reviews.

## Planning

The property is not listed or 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

D-96

## Fixtures and Fittings

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

## Terms

We are instructed to invite offers in excess of £575,000 (7.46% NIY) assuming the usual purchasers costs which reflects a low capital value of £118 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

### Stuart Stares

+44 (0) 7807 999 841  
sstares@savills.com

### Jack Phillips

+44 (0) 7866 203 540  
jack.phillips@savills.com

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