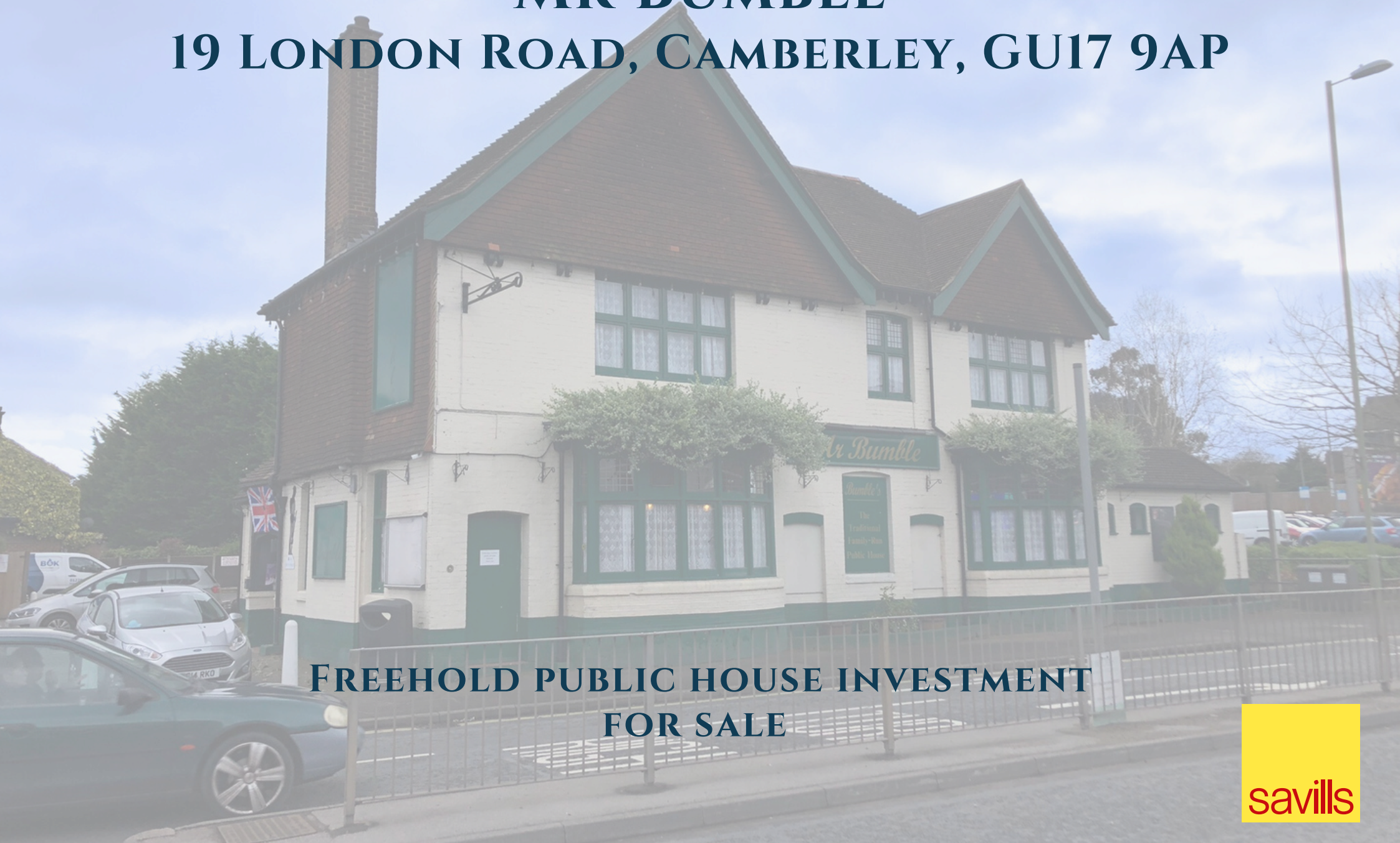


MR BUMBLE

19 LONDON ROAD, CAMBERLEY, GU17 9AP



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**





Mr Bumble

Bumble's
The Traditional
Family Run
Public House



MR BUMBLE, 19 LONDON ROAD, CAMBERLEY, GUI7 9AP

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over ground and first floors
- Situated fronting London Road (A30)
- Current rent of £53,300 per annum
- Tenant has been holding over since lease expiry in 2014
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £725,000 (7.0% NIY)**

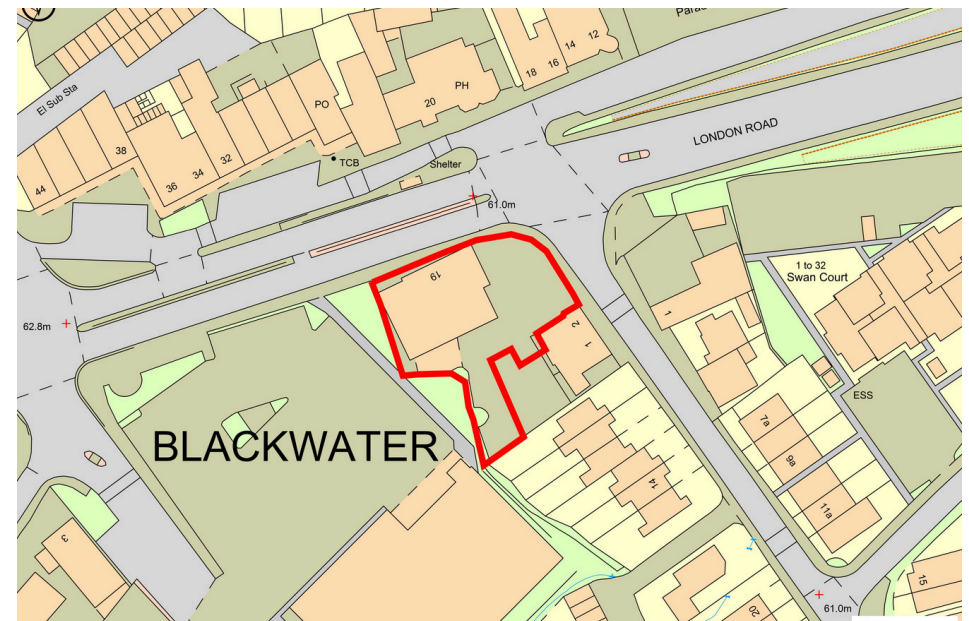
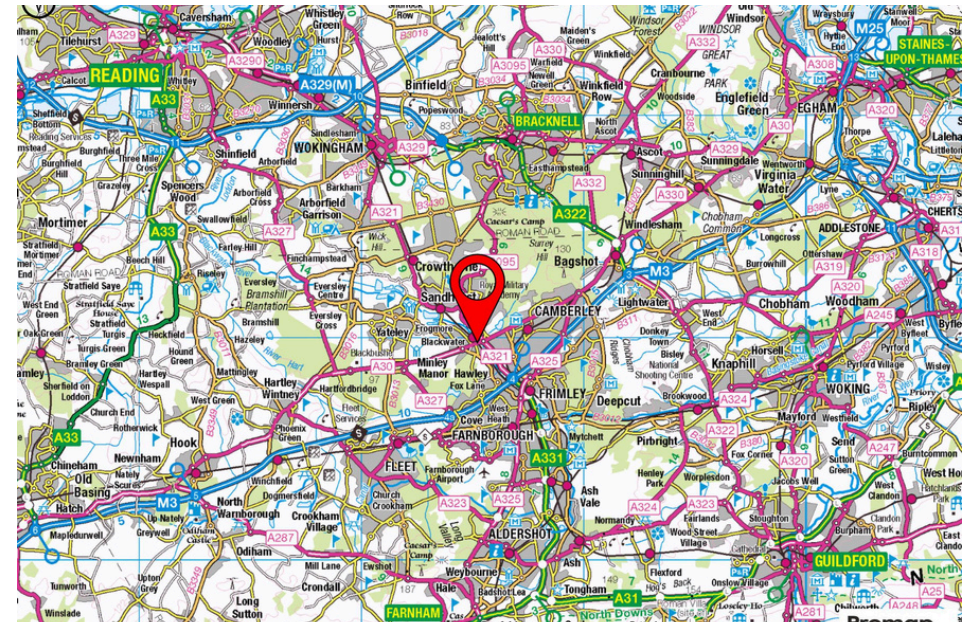
LOCATION

Located in Camberley within the county of Hampshire, 11.1 miles (17.9 kilometres) north-west of Guildford, 12.2 miles (19.7 kilometres) south east of Reading and 30.6 miles (49.2 kilometres) south west of central London.

Mr Bumble is situated fronting London Road (A30) a busy main road leading off the A331 with an average of 14,161 motor vehicles passing the property everyday. The property is located within a predominantly residential area with several large retail operators located nearby within the Meadows Shopping centre.

DESCRIPTION

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



ACCOMMODATION

Ground Floor: The ground floor provides the customer trading area with a split bar servery. The front bar provides an informal seating area and stage with the back bar providing a games area and seating for approximately 80 customers. Ancillary areas comprise customer WC's, trade kitchen, cellar and stores.

First Floor: The first floor comprises manager's accommodation with three bedrooms, lounge, dining room, kitchen, bathroom and WC.

Externally: There is a covered trade terrace to the side with seating for approximately 40 customers. To the rear is car parking for approximately 13 vehicles.

TENURE

The property is held freehold (Title Number HP439547).

TENANCY

The entire property is let to a private individual on a 20 year lease which expired on 13 September 2014. The tenant has been holding over since expiry.

PLANNING

The property is not listed nor is it not located 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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TERMS

We are instructed to invite offers in excess of £725,000 (7.0 % 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>



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savills

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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