

ROYAL OAK

FRIETH ROAD, MARLOW, SL7 2JF

THE
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FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE

savills



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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Business No. 1 Limited
- Property arranged over ground, basement and first floors
- Situated on a large 1.2 acre site
- Current rent of £93,292 per annum
- Lease expires March 2034
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,475,000 (6.0% NIY)**

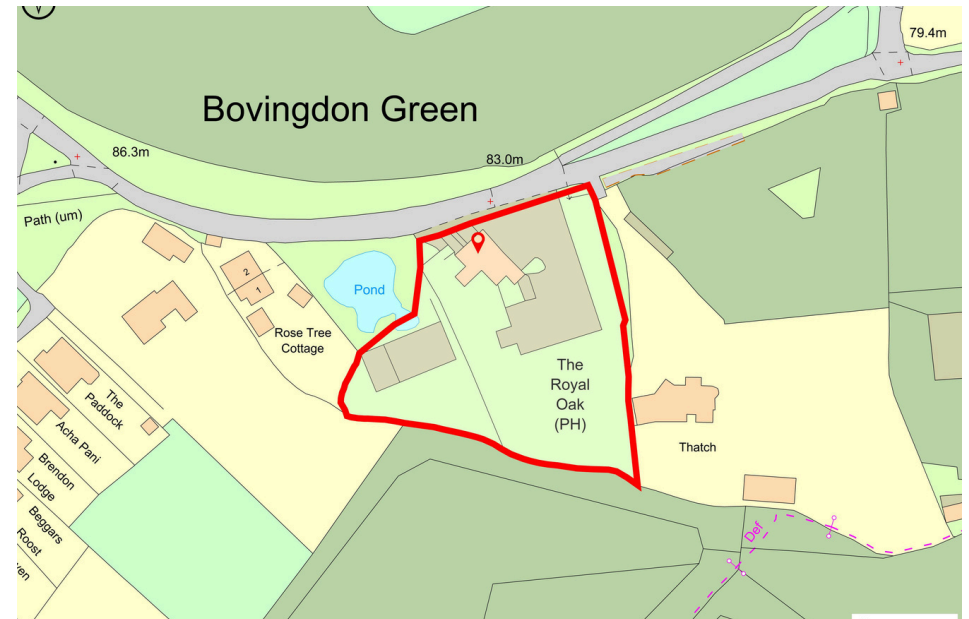
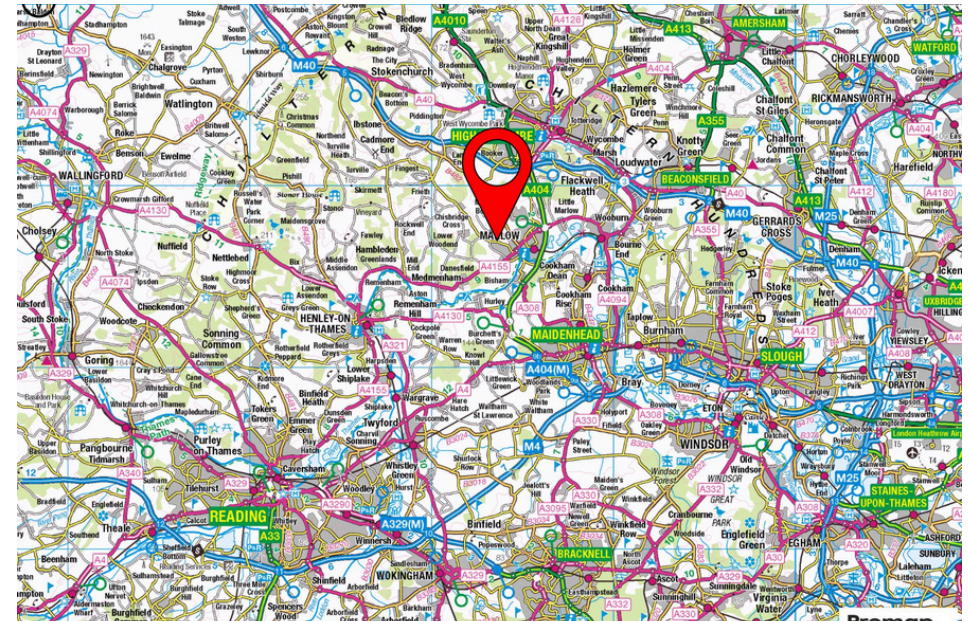
LOCATION

Located on the outskirts of Marlow within the county of Buckinghamshire, 4.2 miles (6.8 kilometres) south of High Wycombe, 9.7 miles (15.7 kilometres) north west of Slough and 29.1 miles (46.8 kilometres) west of central London.

The Royal Oak is situated fronting Chalpit Lane in a rural and predominantly residential area. Nearby occupiers in Marlow include The Ivy and The Coach (Tom Kerridge Group).

DESCRIPTION

The property comprises the ground, basement 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 the customer trading area with a central bar servery and seating in three areas for approximately 65 customers. Ancillary areas comprise customer WC's, trade kitchen and stores.

Basement: Cellar and stores.

First Floor: The first floor comprises staff accommodation with two bedrooms, bathroom and stores.

Externally: There is a covered trade terrace and garden to the rear with seating for approximately 70 customers. There is an additional events teepee and garden accommodating up to 80 customers. To the side and rear is car parking for approximately 35 vehicles.

TENURE

The property is held freehold (Title Number BM261882).

TENANCY

The entire property is let to Business No. 1 Limited on a 20 year lease from 9 March 2017 at a current rent of £93,292 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (expect in the open market review year). A rent deposit of £20,819 is held by the landlord.

PLANNING

The property is Grade II Listed however, 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.



EPC

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TERMS

We are instructed to invite offers in excess of £1,475,000 (6.0% 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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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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