

SEXTONS

WESTON GREEN, THAMES DITTON, KT7 0JP



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills



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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Sexton's Bar Limited
- Property arranged over ground and first floors
- Current rent of £82,431 per annum
- Lease expires January 2042
- 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 £1,190,000 (6.5% NIY)**

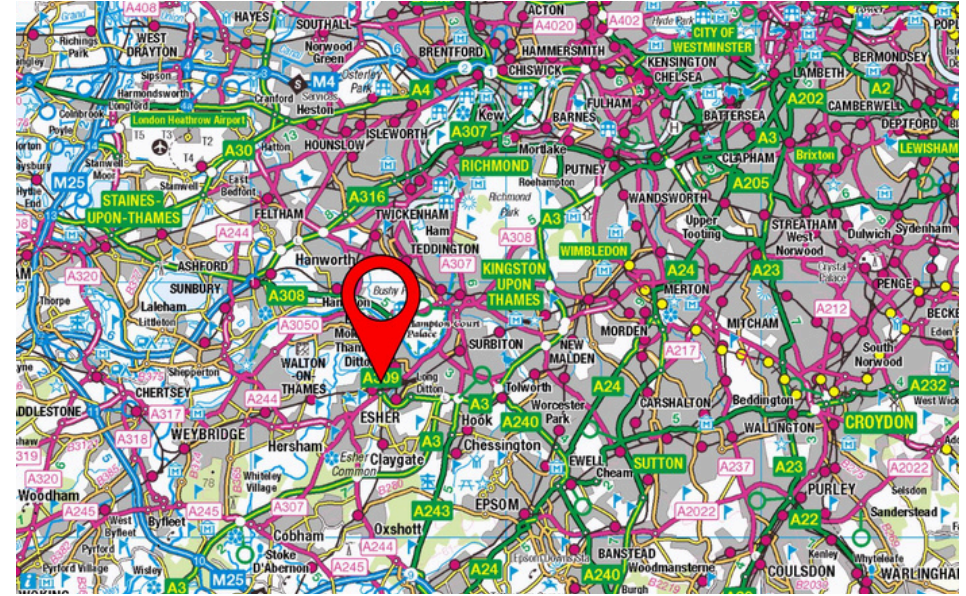
LOCATION

Located in Thames Ditton, south west London, 2.9 miles (4.7 kilometres) south west of Kingston-upon-Thames, 6.0 miles (9.7 kilometres) south west of Wimbledon and 12.8 miles (20.6 kilometres) south west of central London.

Sextons is situated fronting Hampton Court Way within a predominantly residential area. Other notable local occupiers include the Marquis of Granby (Greene King) and Marney's Village Inn (Wellington Pub Co).

DESCRIPTION

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



ACCOMMODATION

Ground Floor: The ground floor provides an L shaped customer trading area with a central bar servery and seating for approximately 50 customers. Ancillary areas comprise customer WC's, trade kitchen, beer cellar and stores.

First Floor: The first floor comprises staff accommodation with kitchen, five rooms, office and bathroom.

Externally: There is a beer garden to the rear which is part covered with seating for approximately 80 customers.

TENURE

The property is held freehold (Title Number SY703211).

TENANCY

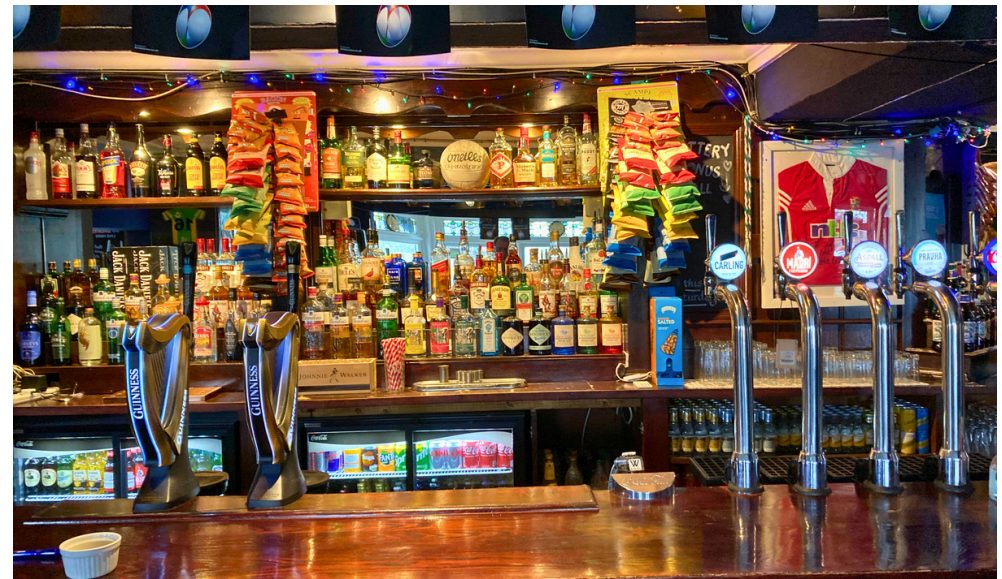
The entire property is let to Sexton's Bar Limited on a 20 year lease from 31 January 2017. A 5-year revisionary lease was completed 21 June 2021 extending the term by an additional 5 years to 30 January 2042. The current rent of £82,431 per annum is subject to five yearly open market rent reviews and annual uncapped RPI increases (expect in the open market review year). A rent deposit of £15,811 is held by the landlord.

PLANNING

The property is not listed however, it is situated within Weston Green 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 £1,190,000 (6.5% 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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