



# L'Ortolan

Ref: 3867948

Church Lane, Shinfield, Reading, Berkshire, RG2 9BY

Freehold: £1,250,000

Grade II listed former vicarage

80 cover fine dining restaurant

40 cover patio, mature gardens and parking

Sits in a 1.1 acre plot

Well established restaurant for over 30 years

Total internal area c.6000 sq ft. EPC exempt





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## Description

The property is a Grade II Listed former Vicarage, built in Gothic Revival style brick elevations with quoins, cornicing and stone mullion windows, under a flat roof.

Externally there is a large patio terrace abutting the restaurant, mature gardens and two gravel laid car parks providing parking for approximately 40 vehicles.

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## Location

L'Ortolan is located on the edge of the affluent village of Shinfield, situated approximately five miles to the south of Reading and seven miles to the west of Wokingham in Berkshire.

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## Internal Details

Internally the property provides an 80 cover restaurant decorated to a high specification arranged over two floors with various private dining areas and a demo studio.

The rear of the property at ground floor provides an extensive commercial kitchen and WC facilities. The first floor provides further dining areas, office and store.

The cellar is located at basement level.

There is a separate detached annexe which is used as an office.





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### Fixtures & Fittings

We have been advised that all trade fixtures and fittings are included with the exception of any personal items. An inventory will be provided once a deal is agreed.

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### The Opportunity

The opportunity exists to acquire the freehold investment in this award winning restaurant let to Newfee Ltd, whom have been trading from the venue for over 20 years. The restaurant operates as a high end destination premises, having secured many accolades and is one of Reading's only fine dining restaurants, with modern French cuisine.

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### External Details

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### Trading Information

We have been provided with trading accounts and can confirm that the restaurant has been consistently generating a net turnover in the order of £1.5 million.

Trading accounts will be supplied to interested parties upon request. The site is also underpinned by its alternative use potential (STPP).



## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tim Widdows

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Reading



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