



The Jolly Anglers

Ref. 3858262

Kennet Side, Reading, Berkshire, RG1 3EA

Freehold: £540,000

- Situated on the Kennet tow path
- On the instructions of the receivers
- Large open plan ground floor (80)
- Four bedroom owners flat or letting bedrooms
- Large terrace, bar, pool and jacuzzi (100)
- Strong redevelopment potential. Energy rating C





Description

Christie & Co acting on behalf of CG&Co (the receivers) to sell the Jolly Anglers, Reading.

A two storey, brick built property with a large open plan ground floor, four bedrooms on the first floor and a large garden terrace to the rear. The property recently saw the installation of a swimming pool and outside bar making the business popular for outside events and functions. The property has a gross internal area of 2,444 square feet.

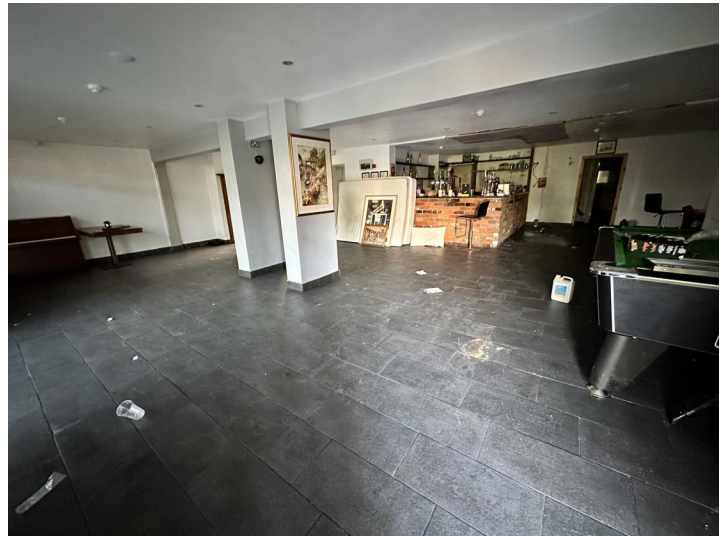
Location

The property is located on the tow path of the Kennet and Avon canal, approximately one kilometre from Reading town centre. The pub benefits from a high level of footfall in a densely populated area of Reading with people passing by on foot and bicycle throughout the day and evening.

Internal Details

Ground floor - a large open plan bar (80) with a kitchen, store room and WC's to the rear.

First floor - Four double bedrooms, two of which have space for en suite bathrooms. The rooms were in the process of being refurbished when the business closed. Some further investment is required to make them ready for use as either an owners flat or letting bedrooms.





Fixtures & Fittings

Sold as seen, no inventory will be provided.

External Details

To the rear of the property is a large garden/terrace area that includes a bar area, swimming pool, jacuzzi and space for an additional c.100 outside covers. This was a very popular area for outside events and functions in the summer months.

The Opportunity

With strong footfall and a riverside setting, the business has potential to be reopened with an improved offering that will appeal to the local market. Alternatively a new owner could look into alternative uses such as residential (STPP) or a more simple cafe style offering on the ground floor with letting bedrooms above. It may also be appealing to investors who could lease the property to a new tenant who could run the business.

Trading Information

No account information is available.

Letting Accommodation

There are four bedrooms across the first floor which have the potential for use as letting accommodation. Further refurbishment work is required to make these rooms suitable for use. The rooms have their own entrance from the garden.

Owner's Accommodation

The four bedrooms on the first floor could also be used as an owners flat.

Business Rates

The property has a rateable value of £1,800

Development Potential

The good location of the property would make it suitable for a range of uses, subject to the necessary planning consents.

Regulatory

Premises licence



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:

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Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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