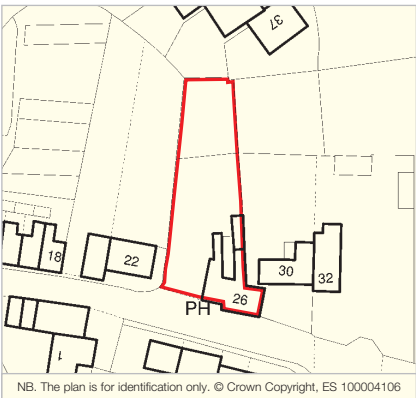


Kintbury Prince of Wales Pub, 28 Newbury Street, Berkshire RG17 9UU

- A Freehold Public House
- Subject to a Commercial FRI Lease
- Occupying a Site Area of Approximately 0.059 Hectares (0.145 Acres)
- Current Rent Reserved
£20,750 per annum



To View

Please Call: Allsop (Ref: LK).
Tel: 020 7344 2612.

Joint Auctioneer

Messrs Michael Laurie Kaye (Ref: MK).
Tel: 0207 629 1177 Fax: 0207 629 1378.

Seller's Solicitor

Messrs Teacher Stern LLP (Ref: PA).
Tel: 0207 242 3191 Fax: 0207 138 2569.

INVESTMENT – Freehold Public House



Tenure

Freehold.

Location

The property is located on the north side of Newbury Street close to its junction with Station Road. Local shops and amenities are available within Kintbury with a further and more extensive range of facilities being available in Newbury approximately 8 miles to the east. Kintbury Rail Station is within walking distance to the north and provides a direct service to London Paddington Rail Station. This services takes approximately 65 minutes.

Description

The property comprises a public house arranged over ground and first floors beneath a pitched roof. The property is arranged to provide a ground floor public house premises with residential accommodation above. There is a car park and a beer garden to the rear. The property occupies a site which extends to approximately 0.059 hectares (0.145 acres).

Accommodation

Ground Floor – Lounge/Bar Area, Toilets, Kitchen (not inspected)

First Floor Flat – We understand the Flat provides Three Bedroom Accommodation

Site Area Approximately 0.059 Hectares (0.145 Acres)

Tenancy

The property is subject to a Commercial FRI Lease for a term of 25 years from 28th November 2003 at a current rent of £20,750 per annum. Next Rent Review 28th November 2013.

VAT

VAT is applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.