



Tenure

Freehold.

Location

Crudwell is a prosperous and picturesque Cotswold village dating back to the Domesday Book. It is 4 miles north-east of Malmesbury and a similar distance to the south-west of Kemble Station (London Paddington from 77 minutes). Highgrove House is located 5 miles to the west. The M4 (Junction 17) is located 10 miles to the south via the A429.

The property, located within a conservation area, is situated on the northern edge of the village, on the west side of The Street (A429) and adjacent to Crudwell CE Primary School.

The area is a popular tourist destination and there are two hotels in the village, The Mayfield House Hotel and the boutique Rectory Hotel.

Description

This attractive Grade II listed building provides a ground floor public house/restaurant for circa 95 covers split over four interconnecting rooms. The first floor is arranged to provide three en-suite bedrooms and ancillary staff accommodation, with the second floor providing two further bedrooms currently utilised as ancillary storage. A barn located in the courtyard provides further storage workshop and an occasional function room. Externally, the property benefits from an attractive garden and a boules pitch. To the rear of the property there is parking for some 39 cars.

The property provides the following accommodation and dimensions:

Public House/Restaurant

Ground Floor	290.50 sq m	(3,127 sq ft)
First Floor	103.60 sq m	(1,115 sq ft)
Second Floor	38.20 sq m	(411 sq ft)
Total	432.30 sq m	(4,653 sq ft)

Barn

Ground Floor	89.10 sq m	(959 sq ft)
First Floor	44.60 sq m	(480 sq ft)
Total	133.70 sq m	(1,439 sq ft)
Site Area 0.583 Hectares (1.44 Acres)		

Tenancy

The entire property is at present let to R2 MANAGEMENT LIMITED (with personal guarantees) for a term of 20 years from 19th February 2016 at a current rent of £74,699 per annum. The lease provides for annual uncapped RPI linked rent reviews except in every fifth year, when there is an upward only rent review to open market rental value (1). The lease also contains full repairing and insuring covenants.

Tenant Information

www.thepottingshedpub.com

We understand that the lessees operate the Rectory Hotel which is opposite the property.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

EPC Rating 87 Band D (Copy available on website).

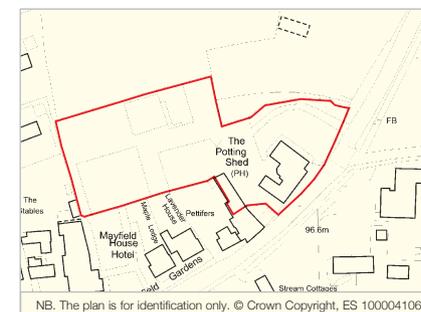
Crudwell
The Potting Shed
Malmesbury
Wiltshire
SN16 9EW

- **Well Located Freehold Public House Investment**
- **Comprising a Grade II listed public house with ancillary accommodation above**
- **Situated in the prosperous and picturesque Cotswold village of Crudwell, 5 miles from Highgrove House**
- **Site area 0.583 hectares (1.44 acres)**
- **Let until 2036 (no breaks)**
- **Annual uncapped RPI linked increases (1)**
- **Plus open market upward only rent reviews every 5th year (1)**
- **Parking for some 39 cars**
- **Current Rent Reserved**

£74,699 pa

SIX WEEK COMPLETION

On the Instructions of an Oxford College



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

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