

FIVE RIVERS

35 AYLESBURY END,
BEACONSFIELD HP9 1LU



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills



FIVE RIVERS
REACONSFIELD
Pub & Grill
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Woolf's
to buy
to sell
to let
to rent
to lease
to finance
to invest

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No. Property



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BAR & BRASSERIE



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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Sarih London Trading Ltd
- Property arranged over two levels extending to 2,562 Sq Ft (238 Sq M)
- Current rent of £63,654 per annum
- Lease expires October 2041
- The rent is subject to five yearly open market rent reviews and annual RPI increases with a collar of 1% and cap of 3% (except in the open market review year)
- **We are instructed to invite offers in excess of £810,000 (7.45% NIY)**
- Business unaffected by sale
- [Google Street View Link](#)

LOCATION

Located in the market town of Beaconsfield in the county of Buckinghamshire, 10.3 miles (16.6 kilometres) north of Slough and 23.4 miles (37.7 kilometres) west of London.

The Treehouse is situated fronting Aylesbury Road (B474) just off the High Street, in a mixed residential and commercial area where operators such as Pizza Express, Giggling Squid and The Crazy Bear Hotel are located.

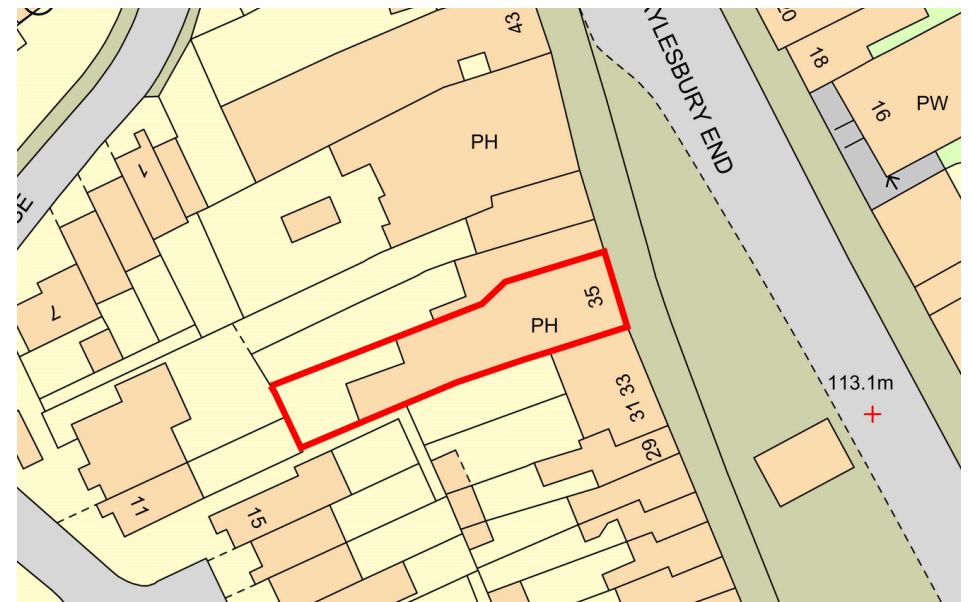
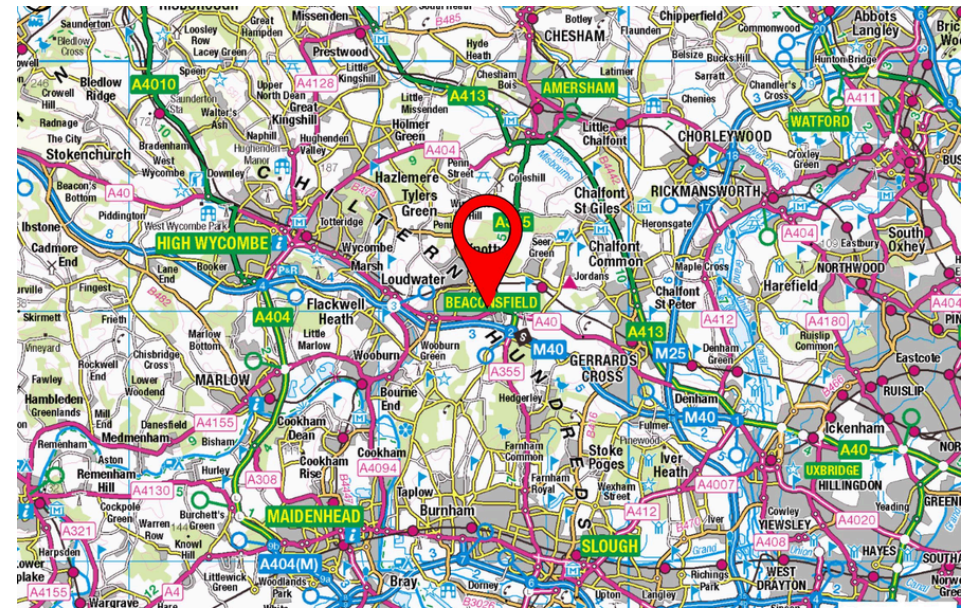
DESCRIPTION

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

VIRTUAL TOUR

Please see the link below to access the Virtual Tour which was completed prior to the tenants recent rebrand to the Five Rivers:

<https://vt.ehouse.co.uk/JerTBQ4RHm1>



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with central bar servery around a number of interlinking trade areas with seating on loose tables and chairs for 60 customers. Ancillary areas includes customer WC's, cellar and dry store.

First Floor: The first floor comprises two bedrooms, lounge, kitchen and a bathroom.

Externally: There is an enclosed patio trade area to the rear with seating on loose tables and chairs for 23 customers.

TENURE

The property is held freehold (Title Number BM261884).

TENANCY

The entire property is let to Sarih London Trading Ltd on a 20 year lease from 1 October 2021 at a current rent of £63,654 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 1% and cap of 3% (except in the open market review year). A rent deposit of £15,802 is held by the landlord.

PLANNING

The property is not listed but is situated within Beaconsfield Old Town 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.



EPC

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TERMS

We are instructed to invite offers in excess of £810,000 (7.45% 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.



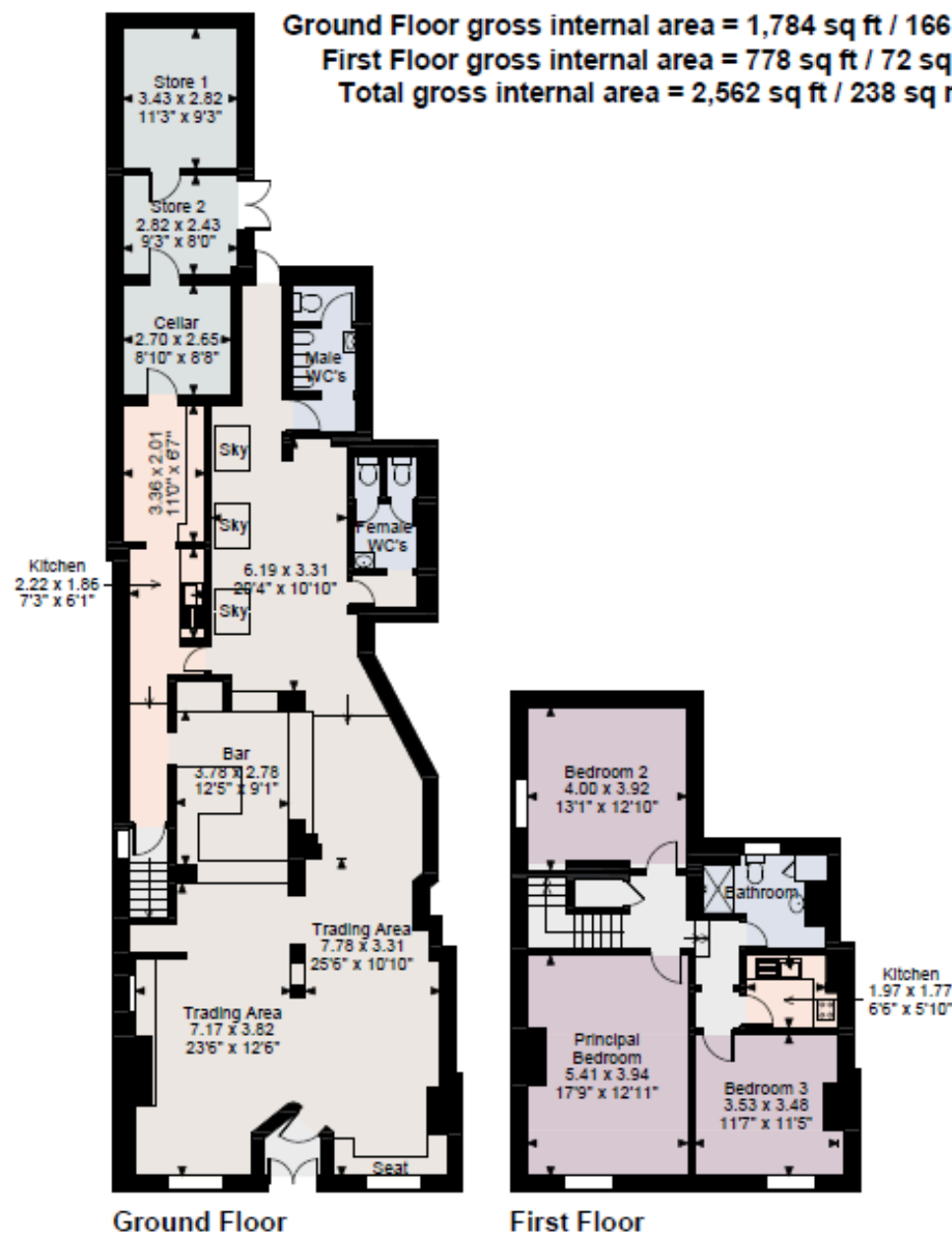
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Ground Floor gross internal area = 1,784 sq ft / 166 sq m

First Floor gross internal area = 778 sq ft / 72 sq m

Total gross internal area = 2,562 sq ft / 238 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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/stonegateportfolio>

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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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, positioned within a white square.