QUINTONS

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Chartered Surveyors &
Commercial Property Consultants

FORMER PUBLIC HOUSE

TO LET / FOR SALE

WINTERBOURNE ARMS, WINTERBOURNE
NR NEWBURY, WEST BERKSHIRE, RG20 8BB

2,778 SQ FT (258.08 SQ M)

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

The Winterbourne Arms is located in the village of Winterbourne. Winterbourne is a village and civil parish situated in West Berkshire. Winterbourne lies approximatley 3 miles North of Newbury.

DESCRIPTION

The property comprises a former public house, now closed.

The ground floor includes bar/restaurant area, kitchen, cellar and ladies and gents WC's.

The first floor includes living accommodation with 4 bedrooms, bathroom, kitchen and 2 WC facilities.

Externally the property has vehicular access to one side leading to a rear car park, garden to the front and storage area to the side and rear of the building. In total we estimate there is parking for approx 30 cars.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	166.50	1,792
First Floor	91.60	986
Total	**258.08**	**2,778**

RATING ASSESSMENT

Rateable Value £26,100
Rates Payable £13,023.90 (2021/22)

PLANNING

The property has been subject to a number of planning applications. Application number 20/01921/FULD is for the extension of the existing building and two dwellings. This was withdrawn. Application number 19/00346/FULD was for the conversion of the existing public house which was refused.

OVERAGE

There will be an overage provision attached to the sale in that any improved planning consent for residential development will attract a 50% payment based on the increased land value from the purchase price.

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ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of D and a score of 85.

PROPOSAL

Unconditional offers are sought for the purchase of the property for use as a public house and restaurant in the region of £500,000 (Five Hundred Thousand Pounds).

The property can also be leased at Nil Premium. The quoting rent is £30,000 per annum exclusive.

VAT is not applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater
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Email: shane@quintons.co.uk
December 2021

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