



The Hop Leaf

163 Southampton Street, Reading, Berkshire RG1 2QZ

Freehold £395,000 Leasehold Nil Premium

- Close to major shopping centre
- London commuter town
- Traditional bar areas (50)
- Four bedroom owners accommodation
- Forecourt seating (24)
- Brewery owned since the mid 1990s

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LOCATION

The Hop Leaf is set in a prominent roadside position on Southampton Street, one of the main roads leading to Reading town centre and The Oracle Shopping Centre. The town centre is approximately half a mile away from the public house. Half a mile south is a shopping parade in a busy suburb of Reading, near to the London Road campus of the University of Reading and the Royal Berkshire Hospital. It is also close to a selection of amenities including local schools and parks, an abundance of residential housing and the main campus of the University of Reading (only a ten minute walk away).

Reading is predominantly accessed via the M4 motorway and is highly commutable by road to London and Heathrow to the east, as well as Newbury and Bristol to the west. The town has an expanding population and is popular with those working in the capital; the Elizabeth Line provides services into London on the Transport for London network. The line stretches for 60 miles and connects to London Heathrow, Shenfield and Abbey Wood. The population of Reading is approximately 175,000. In addition, many students attend Reading University.

The Hop Leaf occupies a mid-terrace property of brick construction under a pitched, clay tile roof. The property is Grade II listed and is briefly described as follows:

TRADE AREAS

Main entrance off Southampton Street into the MAIN BAR which is a trading space comprising three interconnecting areas with fitted carpets, ceiling timbers, some exposed brick walls, a brick open fireplace and a brick fronted, polished wood topped BAR SERVERY with canopy above and back bar dresser. The main bar is fitted with fixed cushion settles, wooden tables and bar stools to seat around 40 customers.

Beyond the main bar is the BACK BAR with quarry tiled flooring. This area has seating for around 10 customers with wooden tables, chairs and pews.

LADIES' and GENTLEMEN'S CUSTOMER TOILETS.

STOREROOM.

KITCHEN with wash station and an array of stainless steel equipment. Adjacent is a STOREROOM which is used as a UTILITY ROOM with side fire exit. OFFICE. Small GENERAL STORE. Refrigerated BEER CELLAR and BOTTLE STORE.

OWNERS ACCOMMODATION

Located on the first floor, comprising:

THREE DOUBLE BEDROOMS, one larger in size and suitable for use as a SITTING ROOM. SINGLE BEDROOM, BATHROOM, WC and KITCHENETTE.

EXTERNAL

FORECOURT TRADE AREA with bench seating for around 24 customers. To the rear is an enclosed area suitable for use as a barrel store.

THE BUSINESS

The Hop Leaf has been owned by Hop Back Brewery PLC since the early to mid 1990s and has been run under management in recent years. The pub operates on a wet-sales only basis and is popular with the local community, university students and supporters of local sports teams. The Hop Leaf operates as a traditional, real ale public house and has a regular darts team.

We have been advised that the current weekly net turnover is approximately £4,500 and there is scope to increase turnover by adding a food offering. The Hop Leaf is set up to operate with very low staff overheads and, as a consequence, it generates a high percentage of profit. It would suit a publican with a small collection of pubs or, alternatively, an experienced operator who would like to continue to run it as a traditional community free house.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Reading Borough Council.

Rateable value as at 01 April 2026 to present: £7,000.



TENURE & PRICE

FREEHOLD £395,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.
No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.

OR, ALTERNATIVELY

TENANCY	Nil Premium
TERM	Three to Five years
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Non assignable
BOND	A bond equivalent to three months' rent in advance
RENT	Open to negotiation
REPAIR LIABILITY	Part repairing and insuring lease agreement. This is not a full repairing and insuring lease with the freeholder retaining responsibility for the structure of the building. The lessee will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
FIXTURES & FITTINGS	Will be retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Partially tied, tied on the following nominated products: draught beer, cask ales, bottled beers, draught cider and perry, bottled cider and perry. Free of tie on wines, spirits and minerals.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on the rental payments
OPTION TO PURCHASE	If required, the freeholder will negotiate with the lessee an option to purchase during the term of the initial lease agreement.



EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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