



Pheasant

355 Reading Road, Winnersh, Wokingham, Berkshire, RG41 5LR

- Busy main road location near Wokingham
- Public house & purpose built hotel block
- Bar & restaurant (79)
- 12 en suite letting bedrooms
- 2-3 bedroom owners accommodation
- Held on a free-of-tie lease

Leasehold | £40,000



LOCATION

The Pheasant Inn is situated in the large suburban village of Winnersh, in the Borough of Wokingham in Berkshire. The village is located approximately 2 miles north west of Wokingham town centre and around 4 miles south east of Central Reading. Winnersh is a predominately residential area which benefits from a number of amenities including superstores, multiplex cinema and country park.

Winnersh is roughly bounded by the M4 motorway to the south and the A329(M) motorway to the north. Winnersh boasts its own main railway station situated a short walk from the Pheasant Inn with services to London Waterloo and Reading. There is also a regular bus service that runs every 20 minutes (weekdays) through the centre of the village between Reading and Bracknell via Wokingham.

The Pheasant Inn occupies a prominent main road position along Reading Road, the main arterial route between Wokingham and Reading. The business occupies a purpose built two storey property of brick construction under a pitched tile roof with Mock Tudor exterior. In addition to the side of the property there is a fully detached purpose built hotel block.

TRADE AREAS

Entrance from front of property via lobby direct into MAIN BAR. The bar is presented with carpeted flooring, dartboard, three flat screen TV's, projector and screen, bar billiards table and SWP. Serviced by a central bar servery with double drinks fridges and EPOS till system. This area provides seating for 22 plus a further six sat at the bar.

Offset there is a further PUBLIC BAR AREA with additional seating for 29.

Leading to the rear of the bar is access to the RESTAURANT AREA. This area provides seating for 22 and incorporates tiled flooring and a waiter service area.

Offset are MALE and FEMALE WC'S. Accessed via a service corridor. Also offset from the bar is access to an OFFICE AREA as well as ground floor CELLAR which houses two ice machines.

Leading from the restaurant there is access to a fully fitted TRADE KITCHEN which is equipped with a range of commercial facilities including extractor, stainless steel sinks, dishwasher, hot pass, microwave, commercial microwave, upright fridge, six burner range cooker, double deep fat fryer, double pizza oven, oven and under counter fridges.

Leading to the rear of the kitchen there is access to a fridge and freezer store which houses a chest freezer, two upright freezers, fridge, fridge freezer and dry store racking.

OWNERS ACCOMMODATION

Located at first floor level and accessed by a separate entrance to the front of the property there is spacious owners accommodation comprising of: DOUBLE BEDROOM/OFFICE, DOUBLE BEDROOM, DOUBLE BEDROOM with

EN SUITE SHOWER, LIVING ROOM, KITCHETTE, FAMILY BATHROOM with additional shower and BOILER ROOM.

LETTING ACCOMMODATION

Situated in a modern purpose built detached property to the side of the public house there is letting accommodation comprising:

GROUND FLOOR

4 x DOUBLE BEDROOM with EN SUITE SHOWER
2 x TWIN BEDROOM with EN SUITE SHOWER
2 x CLEANING CUPBOARD
LINEN ROOM
PLANT ROOM

FIRST FLOOR

3 x DOUBLE BEDROOM with EN SUITE SHOWER
2 x TWIN BEDROOM with EN SUITE SHOWER
1 x TRIPLE BEDROOM with EN SUITE SHOWER

All rooms are presented with TV, coffee and tea making facilities, safe, desk, hair dryer and keycard access.

EXTERNAL

To the front of the property there is a TRADE PATIO which provides seating for 46. To the rear of the property there is an enclosed TRADE GARDEN and PATIO AREA with decking and gazebo with space for up to 100 patrons.

To the front, side and rear of the property there is marked CAR PARKING for 32 vehicles.

Furthermore, there are two GARAGE UNITS, YARD and YARD/PRIVATE GARDEN.

THE BUSINESS

Our clients have owned and operated the Pheasant Inn for the past six years and now wish to sell their leasehold interest in order to concentrate on other business matters. The business caters not only for residents of Winnersh, but also those living in the surrounding urban areas on the peripherals of Reading and Wokingham, and those visiting the area for business.

Annualised profit and loss accounts show a net turnover of £452,574 generating an adjusted net profit in the region of £42,400. The business is currently run under management. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the Pheasant Inn would suit a hands on owner operator or managed house style alike. A new hands on owner operator would reduce wage costs and therefore increase profitability.



TENURE & PRICE

LEASEHOLD £40,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Pheasant Inn is held on a fully repairing and insuring lease agreement for a term of 10 years commencing 29 May 2013 from EI Group. This fully assignable lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent currently stands at £86,400 per annum plus insurance of £2,827.05 per annum, paid quarterly in advance. A rental deposit of £21,600 will be required. Rent is subject to five yearly rent reviews. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

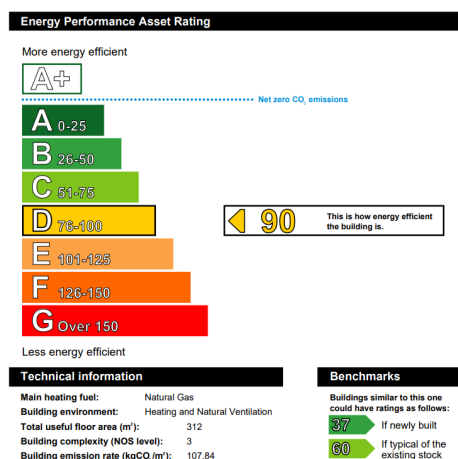
LICENCE

A full Premises Licence is held under Licence No: PR00119 permitting the sale of alcohol by retail seven days a week 08:30—00:30.

SERVICES

All mains services are connected.

Rateable Value is £48,700.



EPC Reference: 0030-3986-0340-4941-7064

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

Tel: 01892 725900

Email: SouthEast@sidneyphillips.co.uk

