



Jolly Anglers

Kennet Side, Reading, Berkshire, RG1 3EA

Freehold Offers Over £565,000

- Riverside position in East Reading
- Two-storey mid-terrace public house - 2,444 sq ft (GIA)
- Open plan bar (30-40)
- Four bedroom accommodation (shell condition)
- Trade terrace with swimming pool, hot tub and sauna
- Suitable for alternative use (STPP)

Ref: 94409

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SP Sidney
Phillips



LOCATION

The Jolly Anglers occupies a riverside position in the major Berkshire conurbation of Reading. The East Reading area, in which the property is situated, lies approximately 1 mile from the town centre and is a densely populated area comprising of a mixture of families and students.

Reading is predominantly accessed via the M4 and is highly commutable by road to London and Heathrow, as well as Newbury and Bristol to the west. Reading Station is a major transport hub providing fast train access into London Paddington, Cardiff Central, Birmingham International and New Street. The town also benefits from Crossrail, a high speed rail connection stretching for more than 60 miles from Reading and Heathrow in the west through central tunnels across to Shenfield and Abbey Wood in the east.

PROPERTY

The Jolly Anglers is a two-storey mid-terrace property, situated on the banks of the River Kennet. It is our understanding that it measures in the region of 2,444 ft² (GIA). It comprises:-

GROUND FLOOR

- BAR: L-Shaped trade space with tiled flooring, under-floor heating and brick-built bar servery. Potential to seat 30-40.
- TRADE KITCHEN: With extractor, six burner range cooker, double deep fat fryer and chargrill.
- CHILLED BARREL ROOM
- STAFF ROOM/OFFICE

FIRST FLOOR (Currently under construction, presented to shell condition)

- 2 x DOUBLE BEDROOMS
- 2 x DOUBLE BEDROOMS: With space for en suite shower room
- SHOWER & WC ROOM: With capped plumbing and waste.

EXTERNAL

- PAVEMENT AREA: With seating for 20-25.
- TRADE TERRACE: With electronic retractable awning, bar servery, swimming pool, hot tub and sauna. Seating for 70-80.
- LOWER TERRACE: With access to first floor accommodation.

THE BUSINESS

The business is currently closed. No trade is sold or warranted.

Historic trade accounts are unavailable.

Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

TENURE & PRICE

FREEHOLD OFFERS OVER £565,000.

Sold as seen with vacant possession. Unconditional offers only.

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, permitting the opening hours of:

Sunday to Thursday: 10:00-23:30

Friday to Saturday: 10:00-00:00

SERVICES

All mains services are connected.

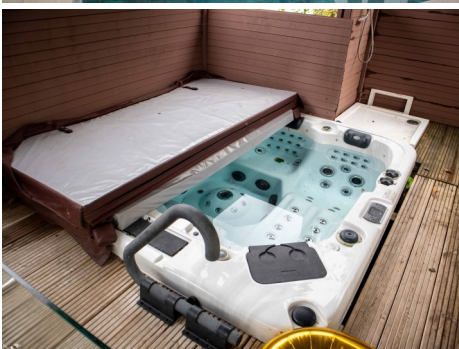
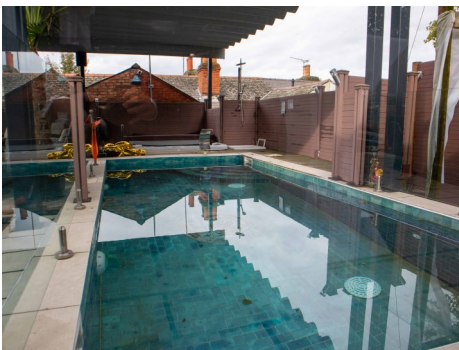
Rateable Value: £1,800

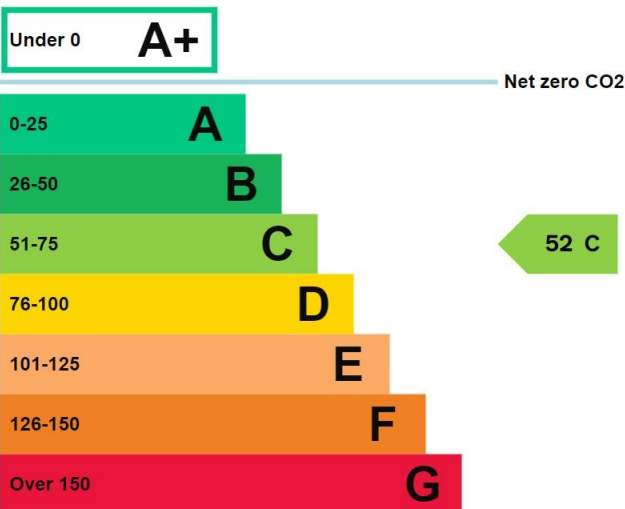
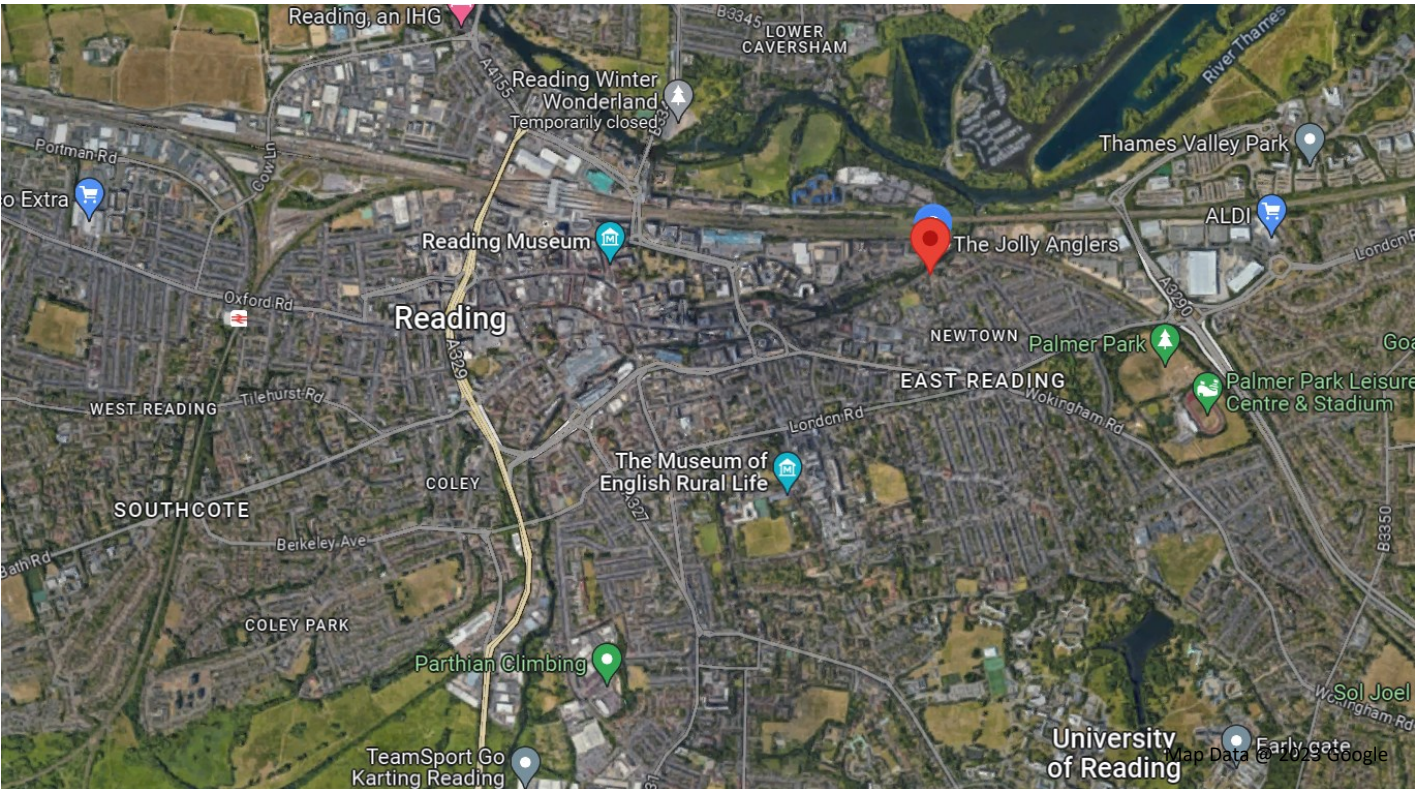
Local Authority: Reading Borough Council

PLANNING

We are of the opinion that the property could suit alternative uses, such as conversion into student housing or a HMO (subject to planning permission).

Interested parties should make their own enquiries with the Local Authority.





BUSINESS MORTGAGES

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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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