



The Turners Arms

West End Road, Mortimer Common, Reading, Berkshire, RG7 3TW

Freehold £495,000

- Roadside position south-west of Reading
- Two-storey detached public house
- Bar and dining areas (60-70)
- Three bedroom accommodation
- Trade gardens and car park
- Sold with vacant possession
- Favourable pre-application for additional dwelling in place

Ref: 51498

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SP Sidney
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LOCATION

The Turners Arms is located in the Berkshire village of Mortimer Common. The village lies approximately 7 miles south-west of Reading, in an area of open countryside. The village houses local amenities including doctors' surgery, dentist, pharmacy, supermarket and schools.

The village lies a short drive from the M4 and A33 which provide access to Reading, Basingstoke and London. Rail services are available from Mortimer with services to Reading and Basingstoke. The village is serviced by bus services to Reading.

The Turners Arms is a roadside position on West End Road, one of the village's main arterial roads which connects it to Baughurst. The property is a two-storey red-brick built public house under a pitched tile roof. The property comprises in brief:

TRADE AREAS

GROUND FLOOR

- BAR: With tiled flooring, brick built BAR SERVERY and potential to seat 35-40.
- DINING ROOM: With carpeted flooring and potential to seat 28.
- TRADE KITCHEN.
- WASH-UP and PREP AREA.
- STOREROOM.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- ON-LEVEL CELLAR.

OWNERS ACCOMMODATION

FIRST FLOOR

- THREE DOUBLE BEDROOMS.
- LIVING ROOM.
- SHOWER and BATHROOM.
- WC.

EXTERNAL

- PRIVATE GARDEN.
- TRADE GARDEN.
- FRONT SEATING AREA.

CAR PARK: With right of way to neighbouring properties.

THE BUSINESS

The property is let to a third party operator, however will be sold with vacant possession. No trade is sold or warranted. Trade accounts are under the ownership of the Tenant are not available for examination.



TENURE & PRICE

FREEHOLD £495,000. SOLD AS SEEN WITH VACANT POSSESSION.

Trade fixtures and fittings currently within the premises are under the ownership of the outgoing Tenant and are not included in the sale. Any fixtures and fittings that remain on the premises at the time of completion will be included in the sale, with the exception of any third party items and items such as beer raising and cellar cooling equipment, branded items, and gaming machines etc. which will be excluded. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

LICENCE

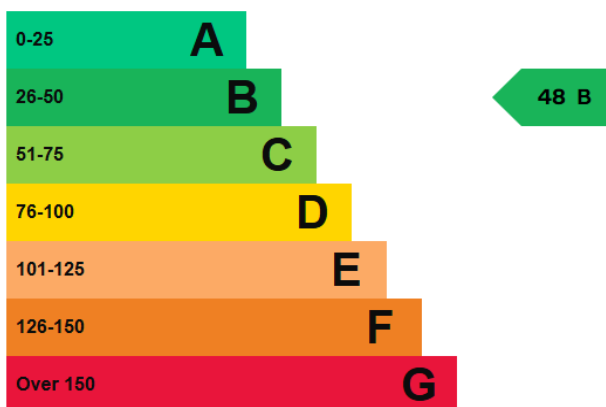
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: West Berkshire County Council

Rateable value: £4,400



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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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