



Red House

Hampton Road, Newbury, Berkshire, RG14 6DB

- Located in residential area of Newbury, Berkshire
- Two & three storey red brick property
- Single bar operation (100)
- 3 bedroom owners accommodation
- Wet-led locals public house
- Planning granted for 3 residential units

Freehold | £380,000



LOCATION

The Red House is situated in a residential area in the sought after Berkshire town of Newbury. This market town is situated in the Valley of the River Kennet, approximately 26 miles south of Oxford, 25 miles north of Winchester and 20 miles west of Reading. The local economy is inter-related to that of the eastern M4 corridor which has most of the industrial, logistical and research businesses close to Newbury, notably the headquarters of Vodafone UK and software company Micro Focus International. It is also well known for its Racecourse.

Newbury is situated on the A339 a short drive from the M4 at junction 13, with the M3 lying a short drive to the south. The A34 also provides fast road connections to Andover and Winchester. Newbury is served by two Railway Stations, Newbury and Newbury Racecourse which both lie on the Reading to Plymouth line with services to London Paddington, Reading and Hungerford. The area is serviced by a number of local bus routes.

The Red House occupies a two and three storey public house of red brick construction under a pitched tile roof. The property is located along Hampton Road, a tranquil residential area within a short walking distance to Newbury Station and the town centre. Despite its character the property is not a listed building.

GROUND FLOOR

Entrance from Hampton Road directly into main bar. This traditional bar area is presented with carpeted flooring and is serviced by a wood built bar servery with marble top. The servery houses a glass washer as well as two double drinks fridges. The bar area houses a pool table, dartboard, projection screen, arcade machine, juke box and flat screen TV. Currently the bar provides seating for 28 with room for a further eight sat at the bar. Leading to the rear of the property there is a lobby area which in turn leads to both Male and Female WC's.

The property is serviced by a ground floor cellar which also houses an ice machine.

To the front of the property there is a small storage area with loft storage above.

FIRST FLOOR

Private Owners Accommodation accessed via internal or external staircases comprising:

- Kitchen
- Living Room
- Bathroom
- Double Bedroom
- Decked Roof Terrace

SECOND FLOOR

2 x Double Bedroom

The owners accommodation is currently let on short term agreements generating a combined income circa £1,250 per calendar month all in.

THE BUSINESS

Our clients have owned and operated the Red House for the past 26 years and operate the pub as a wet led public house serving residents in the immediate surrounding vicinity. The business benefits from two pool team as well as a darts team and proves popular for theme nights centred around music. The business offers BT Sports.

It is our understanding that the business generates a gross turnover in the region of £100,000 per annum. Further accounting detail will be made available to seriously interested parties following a formal viewing.

PLANNING

The property benefits from planning permission for change of use from Public House and conversion into:

- 1 x One bedroom flat
- 1 x Two bedroom flat
- 1 x Two bedroom maisonette

Full details and plans are registered with West Berkshire Council under reference 20/01509/FULD.

Any prospective purchasers should make their own enquiries with the relevant Local Authority.

SERVICES

All mains services are connected.

Rateable Value is £6,050 and is therefore exempt from business rates.

LICENCE

A full Premises Licence is held.



TENURE & PRICE

FREEHOLD £380,000 to include fixtures, fittings and goodwill. 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.



PROPOSED FRONT ELEVATION
12 Hampton Road

**Entrance 12A
and 12B**

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

90

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	122
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	238.53
Primary energy use (kWh/m ² per year):	1386.25

EPC Reference: 9832-3099-0133-0500-9475

Benchmarks

Buildings similar to this one could have ratings as follows:

31	If newly built
91	If typical of the existing stock

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