



Fox & Hounds

116 City Road, Tilehurst, Reading, Berkshire, RG31 5SB

- ♦ Residential location in Tilehurst, Reading
- ♦ Traditional wet-led public house
- ♦ Bar (31) & conservatory (16)
- ♦ Trade gardens (76) & car park (13)
- ♦ Two bedroom owners accommodation
- ♦ Well-established and profitable business

Leasehold | £80,000



LOCATION

The Fox & Hounds is located in the town of Tilehurst, a busy suburb of the town of Reading, in the county of Berkshire. The town lies approximately 3 miles west of the centre of Reading, nestled between the River Thames to the north and the M4 to the south. This predominately residential area is a popular residence for those working in and around Reading as well as the wider Berkshire area, who are attracted to the area via the well thought of primary and secondary school.

Tilehurst is easily accessed from the M4 via the A33 at junction 11 or direct from the junction 12. Tilehurst has its own railway station with regular Great Western Railway services between Reading and Oxford and commuter services to London Paddington. Rail services are also available from Reading with services to London Paddington, Guildford, Newbury and Theale. Service will also shortly be available on the high speed Crossrail line. The area is serviced by numerous bus services connecting the village to Reading, Newbury, Pangbourne and Purley.

The Fox & Hounds occupies a two storey brick constructed public house under a pitched tiled roof with flat roof and conservatory extension to the rear. The property has been well maintained and is presented to a high standard throughout.

PROPERTY

GROUND FLOOR

Entrance from front of the property directly into bar area. The bar area is divided into two conjoining trade spaces. Firstly to the right there is a Lounge Bar presented with carpeted flooring, part panelled walls and exposed brickwork. This area provides seating for 18 with room for three sat at the bar. To the left there is a Public Bar area which provides sofa and stool seating for 10 and room for plenty more standing. This area houses a log burner, TV and darts board and juke box. Both areas are serviced by a central bar servery which houses a double drinks fridge and Epos till system.

Offset from the lounge bar is access to a Female WC.

Leading to the rear of the property there is a Conservatory Area with tiled flooring and flat screen TV. This area is currently capable of providing seating for 60 and is a first call area capable of being used for private events, discos or sporting events. Offset are the Male WC's.

Centrally located within the property there is a Trade Kitchen housing a six burner range cooker, double deep fat fryer, extractor, two commercial microwaves and stainless steel work surfaces.

Offset there is a further catering area housing a double pizza oven, dish washer, glass washer, upright stainless steel fridge, upright stainless steel freezer and commercial microwave.

The business is serviced by a ground floor cellar with access to the side of the property.

FIRST FLOOR

Private Owners Accommodation comprising of Living Room, two Double Bedrooms, Office/Double Bedroom, and Bathroom.

EXTERNAL

To the side of the property there is a tarmac Car Park with space for 13 vehicles. This area also houses a single garage and double garage unit both used for storage and additional bottle store. To the front of the property there is a small patio area with bench seating for 18.

To the side of the property there is a heated smoking solution with seating for 16.

To the rear of the site there is a large lawned trade garden which houses 10 picnic benches, 'A' frame swing set and pergola. Furthermore, this area houses a decked seated area with space for 30 patrons, as well as a covered and heated decked area for 25/30 patrons which is often used for private functions. The garden also houses a hard wired shed which could be used for outside catering if desired.

There is also a private yard/garden.

THE BUSINESS

Our clients have owned and operated the Fox & Hounds for the past five years and would now like to sell their leasehold interest in order to concentrate on family life. The business is popular in the local area and enjoys a loyal local drinking trade. The business is wet-led and benefits from BT and Sky Sports subscriptions, quiz nights, music nights and a resident darts team.

Trade profit and loss accounts for the year ending May 2018 show a turnover of £389,751 which in turn generates a net profit of £57,991. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the Fox and Hounds would suit a hands on own owner operator couple who could continue to drive the community ethos and further trade with the expansion of the food offering.

TENURE & PRICE

LEASEHOLD £80,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Fox & Hounds is held on a fully repairing and insuring lease agreement from EI Group PLC for a term of five years commencing June 2019. The lease falls within the security provisions of Part II of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £41,200 per annum plus £1,569 for insurance, £573 for cellar cooling maintenance, £1,214 from compliance and £1,200 per month for BT and Sky Sports. An incoming party will be required to provide a rental deposit equivalent to three months rent. The lease is fully tied however our clients enjoy a free of tie status on wines and spirits to which a tie release fee of £2,200 per annum is paid.

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 sale of alcohol by retail:

Sunday to Thursday 07:00-23:30

Friday to Saturday 07:00-00:30

SERVICES

All mains services are connected.

Rateable Value is £41,200.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85

This is how energy efficient the building is.

EPC Reference: 0420-0436-2829-6792-6092

BUSINESS MORTGAGES – 01834 849795

We can help with arranging funding for your purchase of this or any other business.

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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.

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

