

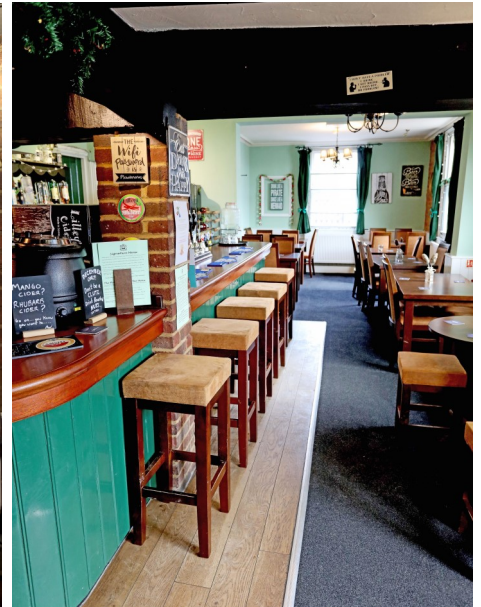


Plowden Arms

Reading Road, Shiplake, Henley-on-Thames, RG9 4BX

- Oxfordshire Thames Valley Village Free House/Restaurant
- Near to Henley upon Thames
- Lounge Bar & Restaurant (60 plus)
- Four Bedroom Owners Accommodation
- Trade Garden & Car Park
- Additional Land Available

Freehold | £450,000



LOCATION

The village of Shiplake stands on the River Thames, just a mile or so outside the iconic location of Henley on Thames famed for its boat regatta and home to the great and good commanding some of Britain's highest property values. Shiplake is located on the Oxfordshire/Berkshire border just a few miles north of the City of Reading, one of the UK's most prosperous and expanding communities. It has good and convenient communication links via the M4 and M40 motorway are enjoyed.

The Plowden Arms is located in the heart of the village of Shiplake being a centuries old property dating back in part to the 16th Century, although surprisingly it is not listed. It is of attractive appearance offering two quality bars/restaurants, spacious four bedroom owners accommodation, gardens and car park. It closed early this year due to a partnership split, but remains fully furnished and ready to reopen for trade with little or no expenditure.

PROPERTY

GROUND FLOOR

There are two separate entrances providing access to both principal trading areas and have an open plan aspect, only separated by a former central double sided fireplace and chimney breast.

The LOUNGE BAR is an attractively furnished room with part beamed ceiling, carpeted floor, seating for 25 to 30 customers and fully equipped Bar Server with tongue and grooved paneled frontage and mirror display back fitting. As previously referred to there is a fireplace with exposed antique brick chimney breast and keystone arch, but this fireplace is not currently in use. Steps down into the MAIN RESTAURANT which has boarded floor, part paneled and part beamed ceiling, able to cater for seat 28/30 diners, two fireplaces, one not in use the other having a raised hearth with beaten copper canopy over. There is a set of LADIES, GENTLEMEN'S and DISABLED TOILETS.

To the top end of the lounge there is also a further set of recently refitted Customer Toilets.

The CATERING KITCHEN is centrally located and convenient for both trading areas. It is arranged in two sections. The main catering kitchen having tiled floor, fully tiled walls, seven section ceiling fitted galvanized extraction canopy and comprehensive selection of stainless steel catering effects and work surfaces. Good size PREPARATION ROOM/WASH-UP AREA adjacent with Altro non slip flooring, fully sealed walls, again a full selection of stainless steel work surfaces and additional equipment.

BASEMENT

BEER CELLAR which is in two sections and has full height ceiling. Delivery access is from a drop at the front of the premises.

FIRST FLOOR

OWNERS ACCOMMODATION which is arranged as follows: Good size DOMESTIC LOUNGE.

BATHROOM with suite of wash hand basin, WC and bath with shower over. Small Galley Style KITCHEN which is separate and has fitted units. BEDROOM 1, double with feature Victorian fireplace with cast iron back fitting. BEDROOM 2, double. BEDROOM 3, double. BEDROOM 4 , double.

EXTERNAL

To the front of the property is a triangular enclosed LAWNED SECTION GARDEN with convenient access from the front entrance to the property which is utilized as a beer garden and popular with customers.

To the rear of the catering areas is a COURTYARD AREA of which is a sectionally built OUTBUILDING which is utilised as a further freezer room and dry storage. As part of the main structure of the building, but with a separate external entrance is a further room which had been a laundry room.

To the rear is hard standing CAR PARK with space for 15 vehicles.

ADDITIONAL PROPERTY

Available in addition by separate negotiation is an area of property held on a separate title which has in the past been utilized as an external trading area for the pub with decked and graveled seated section and large lawned area. This area also has vehicle access from the front of the property and it is considered that this has residential development potential, although no planning permission for change of use currently exists. It is available by separate negotiation in addition if required. Alternatively, our client will consider entering into a tenancy agreement for this land to be rented to the future operators of the public house.

THE BUSINESS

Our client acquired the Plowden Arms in April 2017 prior to which it had been owned by a Regional Brewer. For the subsequent month a complete refurbishment of the property was undertaken, the quality of which will be evident to all who view.

The Plowden Arms then operated as a traditional country pub and restaurant until 31 December 2018. During this 18 month period takings averaged approximately £4,000 per week net of VAT split 70% wet sales and 30% food sales. The business then closed due to a partnership split and the demands of our clients other employment.



TENURE & PRICE

FREEHOLD £450,000 to include fixtures and fittings.

This property has been elected for VAT. However, if it is acquired for continued use as a public house the sale can be a transfer of a going concern and therefore VAT will not need to be charged. Otherwise VAT will be payable at the standing rate of 20% on 90% of the purchase price. This under normal circumstances is reclaimable.

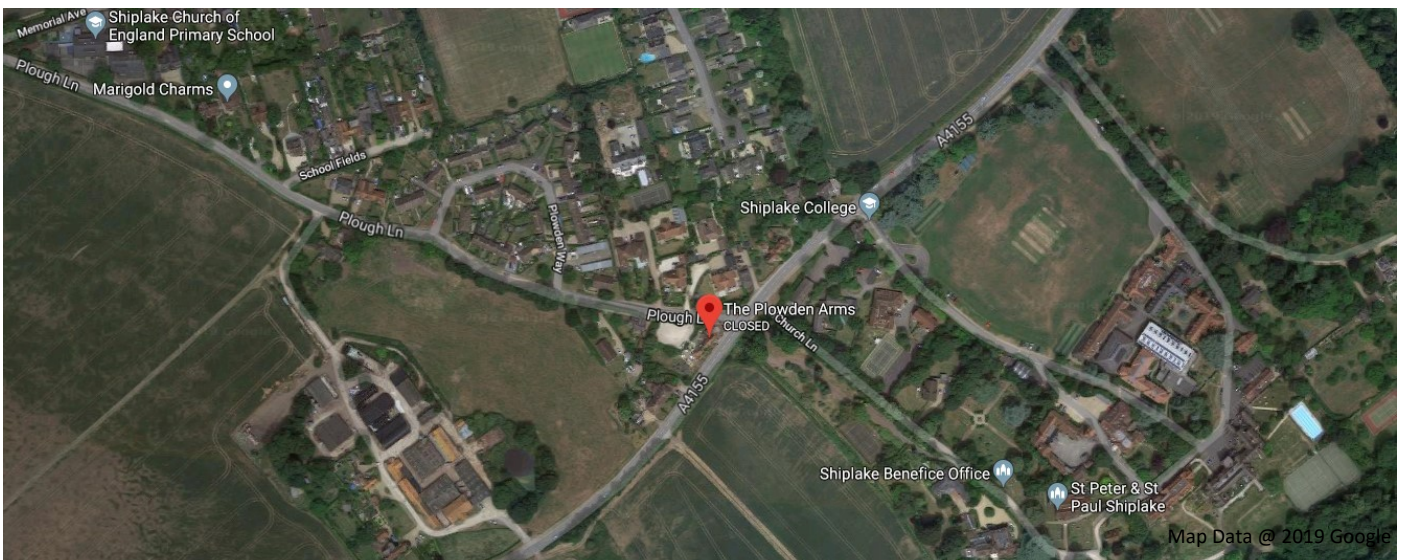
No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 12 midnight Sunday to Wednesday, and 11.00 am and 1.00 am Thursday to Saturday.

SERVICES

All mains services are connected and the property has the benefit of gas fired central heating. There are two boiler systems both installed during 2017 servicing ground and first floors respectively.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

83

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

EPC Reference: 0910-0531-4460-2204-0006

BUSINESS MORTGAGES – 01834 849795

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