



File Ref: LA-223446

Former Restaurant Renaissance

High Street, Bagnor, Nr Newbury, Berkshire RG20 8AQ



Restaurant

Tenure
To Let


Price
Nil Premium

- New free of tie lease opportunity
- Two trade areas for approx. 50 covers
- Outside bar & covered patio
- Extensive grounds of approx. 0.5 acre
- Opposite the Watermill Theatre
- Three bedroom accommodation



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Negotiator

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Location

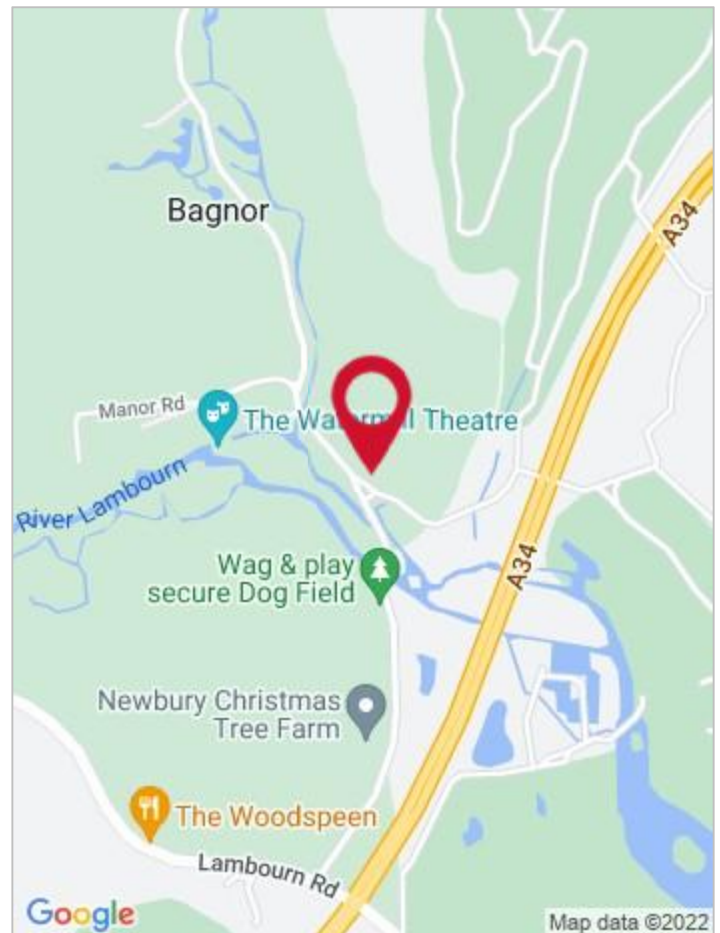
The property is situated in a picturesque position with countryside to the rear and views over the River Lambourn to the front in the heart of the village. Bagnor is a pretty Berkshire village approximately 2 miles from Newbury town centre and is also home to the Watermill Theatre (approx.0.1 mile). www.watermill.org.uk

Description

A character detached two storey property under a multi pitched and tiled roof with feature double fronted gables to front elevation. Painted brick to ground floor with central entrance and bay windows to both sides. Painted and rendered above. Single storey extensions to one side and rear. Enclosed bin and gas tank storage area. There is a gravel laid car park to the front. Extensive grounds of just over 1/2 acre.

Viewing

Strictly by appointment only through Fleurets London office on 0207 280 4700. Please note, this property has ceased trading and is now closed.



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Trade

No trade is warranted or sold.

Accommodation

Ground floor

Porched entrance leading to refurbished, modern open plan bar restaurant with approx. 30 covers and an archway leading to a further dining area to one side with part panelled walls to dado rail.

Archway to dining area which could seat approximately 20 covers.

Ladies and gents customer toilets.

Prep/store room.

Trade kitchen - Non slip flooring and a mixture of stainless steel and UPVC walls and mechanical extraction. Please note the kitchen has been stripped, services still in place ready for fit out.

Uplands beer store, delivery access via the side door.

First floor

2 double bedrooms, single bedroom, living room, bathroom, store room (all rooms are part eaved).

External

There are extensive grounds with a large enclosed trade garden covered and paved patio area and covered log store which has been converted into an outside bar. Small slope down to children's play area with views over local countryside to the rear and toward the River Lambourn at the front. Large private enclosed garden to the rear laid to lawn with established shrubbery.

Tenure

A new free of tie lease to be offered. Terms to be negotiated. Guide rent £28,500 p.a. A deposit will be required equivalent to three months rent including an amount equivalent to VAT.

Minimum Capital Required

Applicants must be able to demonstrate minimum capital of approximately £50,000 to cover stamp duty land tax, one quarters rent, legal fees, rental deposit, building insurance, fixtures & fittings and working capital.

Application Procedure

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form contact Fleurets London Office on 0207 280 4700.



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Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday - Saturday	11:00am - 12:00am
Sunday	12:00pm - 10:30pm

Business Rates & Council Tax

The property is in an area administered by West Berkshire Council. The 2017 Rateable Value has been assessed at £9,800. The domestic accommodation is within Band C for council tax purposes.

Planning

We have made enquiries with West Berkshire Council and can confirm that the property is not listed but does lie within Bagnor Conservation Area. For further information please contact the local authority.

Services

We are informed that the premises benefit from drainage via septic tank, gas via Calor gas tank and mains electricity supply.

EPC

The property has an EPC rating of D.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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