

**FREE OF TIE UPMARKET RESTAURANT &  
PUBLIC HOUSE  
BERKSHIRE  
REF: 9266 RG**



ASKING PRICE:  
LEASEHOLD: £350,000 + SAV



### **LOCATION**

The public house and restaurant are ideally located on the very busy A4, which is a feeder road to the A40 and M4 motorway.

The area is predominately residential and is considered to be very affluent and upmarket. Nearby towns include Henley on Thames, Maidenhead, Windsor, Ascot and Marlow.

The business has its own large car park, which has approximately 50 spaces.

### **THE BUSINESS:**

Advent Business Sales are delighted to offer to the market this exceptionally well established and profitable public house which is free of tie.

The pub, which dates back to 1850, has been in the hands of our vendors for over 3 years and is only now being reluctantly offered for sale as they wish to pursue a less busy alternative business venture.

The business has an 85 cover restaurant and offers an extensive menu, which reflects the exclusive location of its premises.

Net turnover is approximately £13,000 per week with a 75% / 25% split dry/wet. Included within the sales is approx £1,500 per

week letting income from the 9 en-suite rooms available. Prices range from £50 for a single to £70 for a double and £110 for a family room. Gross profit averages almost 60%.

We are advised that stock at cost is approx £10,000.

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### **TRADING HOURS:**

Mon-Sat: 12 – 3pm & 5.30 – 11pm  
Sun: 12 – 6pm – closed evenings

### **STAFF DETAILS**

The business employs 5 full time staff including the 2 vendors and 3 part time. In addition, they have another 7 part time they can call upon if they are needed

### **EXPANSION POTENTIAL:**

Although our clients clearly have a successful and profitable public house, there is still excellent further potential including:

1. Advertising – they do none at the moment
2. Open all day and on a Sunday evening – this clearly offers huge scope, particularly on Sunday evenings

3. There is scope to increase the living accommodation if required if purchased by a family

### **FINANCIAL INFORMATION:**

We have been advised by the vendor of the following:

Annual sales: £586,465  
Gross Profit: £348,275

Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.

### **BUSINESS PREMISES:**

Arranged over 3 floors, the whole premises were totally refurbished in 2006/7 and also benefit from being alarmed.

This immaculately presented public house briefly comprises:

#### Ground Floor

- Entry from main road level into the lobby
- Main bar/restaurant area
- Attractive bar with office to the rear
- 85 cover restaurant
- 2 x 2 seater and 2 x 3 seater comfy sofas, gas fire,
- w/cs
- side commercial kitchen including 6 burner gas cooker with oven under, plat warmer, double free standing fat fryer, 2 under counter fridges, 2 free standing tall fridges, 2 microwaves, stainless over canopy extraction unit, range of stainless work surfaces
- Side stairs to top floor, 9 letting rooms, all of which are ensuite





#### Ground Floor with private accommodation

- Lounge
- Kitchen
- Bathroom
- Dining room
- Double bedroom
- Manager's bedroom which is en-suite

#### External

- Large garden which is used for dry stores
- Cellar
- Very well laid out garden with benches with canopies over
- Children's swings and slides
- Large leylandi to side and nature woodland to the rear
- Car park with approx 50 spaces to the side

<b>TENURE:</b>	Leasehold
<b>Original lease:</b>	20 years
<b>Remaining lease:</b>	17 years
<b>Review every:</b>	3 years
<b>Rent:</b>	£50,000 P.A.

We are advised that the annual business rates are currently: £13,000

#### **VIEWING:**

Please DO NOT approach the business or its employees without a prior appointment. All appointments are to be made via our office.