

KINGS ARMS

HIGH STREET, MICKLETON,
CHIPPING CAMPDEN GL55 6RT

**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills



THE
RIDGES
ARMS

BAR ENTRANCE

FOOD
GARDEN
COOKS
PRIVATE BARN
For Hire
Bookings only by phone

Private Dining
Bookings only by phone

THE
RIDGES ARMS

FOOD
GARDEN
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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over three levels extending to 4,878 Sq Ft (453 M)
- Current rent of £79,267 per annum
- Lease expires June 2041
- The rent is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year)
- **We are instructed to invite offers in excess of £1,000,000 (7.50% NIY)**
- Business unaffected by sale
- [Google Street View Link](#)

LOCATION

Located in market town of Chipping Campden in the county of Gloucestershire, 21.9 miles (35.0 kilometres) north of Cheltenham and 37.5 miles (60.0 kilometres) north west of Oxford.

The Kings Arms is situated fronting High Street in a predominantly residential area with Mickleton Primary School and The Butchers Arms a short distance to the north.

DESCRIPTION

The property is arranged over ground and first floor of a two storey detached building with stone elevations beneath a pitched and hipped roof.

VIRTUAL TOUR

Please see the link below to access the Virtual Tour:

[Virtual Tour Link](#)



ACCOMMODATION

Ground Floor: The ground floor provides a number of trading rooms with a central bar servery and seating on loose tables, chairs and bench seating for 64 customers. Ancillary areas include a trade kitchen, customer WC's and cellar.

First Floor: The first floor comprises an office, bathroom, four double bedrooms, WC and kitchenette.

Second Floor: The second floor is currently used for storage.

Externally: There is a large enclosed customer area to side and rear with seating on loose tables and chairs for 188 customers. The property has parking to the side elevation for 32 vehicles and there are two outbuildings used for storage and walk in fridge/freezers to the rear of the property.

TENURE

The property is held freehold (Title Number GR238927).

TENANCY

The entire property is let to private individual on a 20 year lease from 24 June 2021 at a current rent of £79,267 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £15,500 is held by the landlord.

PLANNING

The property is Grade II Listed and is situated within Mickleton Conservation Area.

EPC

D - 95



VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

TERMS

We are instructed to invite offers in excess of £1,000,000 (7.50% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

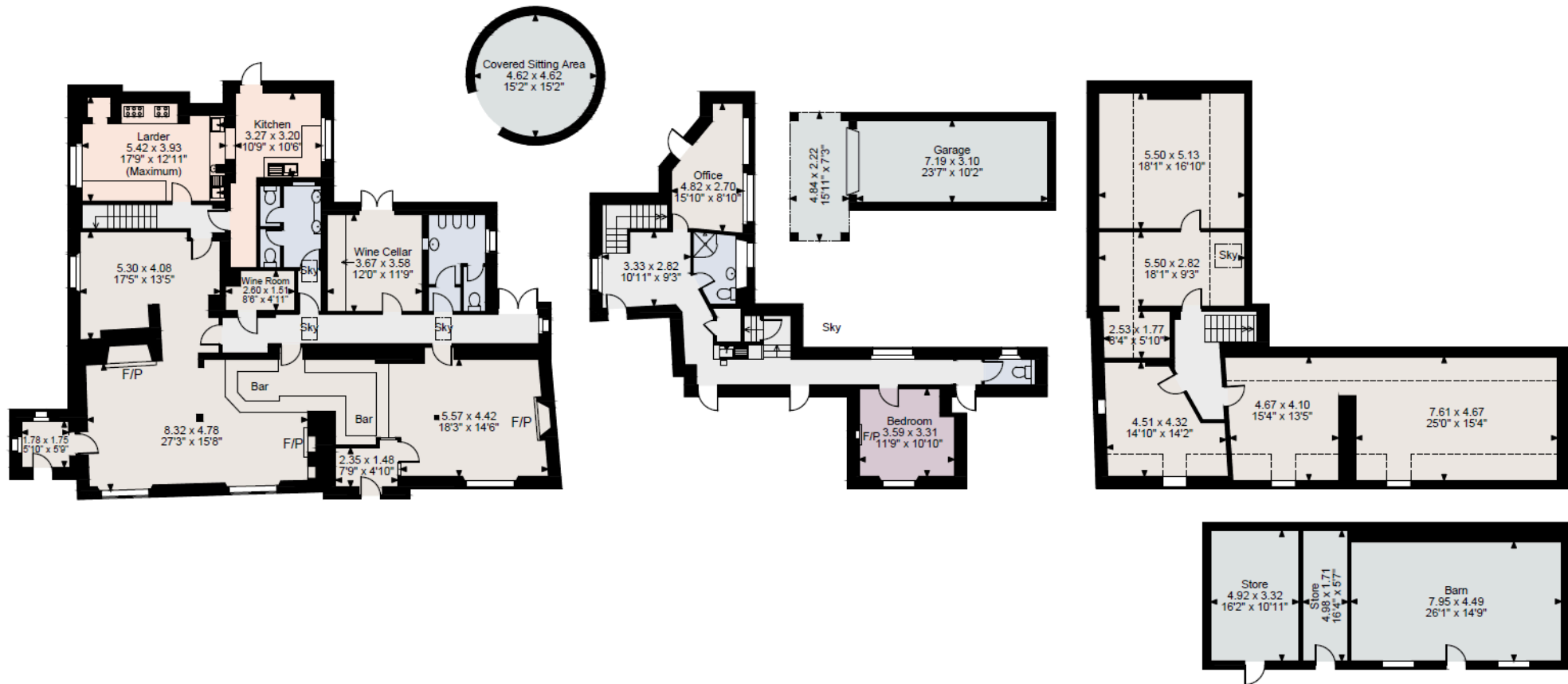
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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Kings Arms, High Street, Chipping Campden
 Ground Floor gross internal area = 2,271 sq ft / 211 sq m
 First Floor gross internal area = 616 sq ft / 57 sq m
 Second Floor gross internal area = 908 sq ft / 84 sq m
 Garage gross internal area = 240 sq ft / 22 sq m
 Outbuildings gross internal area = 843 sq ft / 78 sq m
 Total gross internal area = 4,878 sq ft / 453 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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