



Hope & Anchor

Station Road, Wokingham, Berkshire, RG40 2AD

Freehold £750,000

- Close to residential areas, town centre and station
- Grade II listed detached public house
- Three trade areas (92)
- Three letting rooms and three bedroom flat
- Rear trade garden (40-50)
- Planning permission for four bedroom house and adjoining pub

Ref: 95419

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SP Sidney
Phillips



LOCATION

The Hope & Anchor is situated in the Berkshire town of Wokingham, approximately 7 miles from Reading. The town boasts a busy town centre, housing a number of national retail and hospitality operators. On the south-western outskirts of the town is a sizeable business park. At the 2021 census the parish had a population of 38,284 and the wider built-up area had a population of 50,325.

The A329(M) motorway, accessible from the east of town, connects Wokingham to Reading and the rest of the motorway network at junction 10 of the M4. Wokingham railway station provides services to Reading and London Waterloo.

The Hope & Anchor is positioned on the corner of Station Road and Shute End, approximately 450m outside of the town centre. It neighbours a mix of small commercial units and residential dwellings, with Wokingham Borough Council offices situated opposite.

The property is a two-storey Grade II listed public house, first constructed in the mid-15th century in a Wealden Hall House style, with 20th and 19th century extensions and alterations. It is of part-timber framed construction encased in painted brick under a hipped tile and slate roof. It comprises:

TRADE AREAS

- BAR: L-shaped trade space with bar servery. Polished stripped wood flooring, brick fireplace. Seating for 60 plus 13 at the bar.
- SNUG: With brick fireplace and comfortable seating for 7.
- FUNCTION ROOM: Seating for 12.
- ACCESSIBLE TOILET.
- GENTLEMEN'S TOILETS
- LADIES' TOILETS.
- GROUND FLOOR CELLAR AND SPIRIT STORE.
- STORE ROOM.
- SERVICE CORRIDOR.
- BOILER ROOM.

OWNERS ACCOMMODATION

Located at first floor level:

- TRADE KITCHEN: With a range of commercial units.
- LIVING ROOM.
- THREE DOUBLE BEDROOMS.
- BATHROOM.

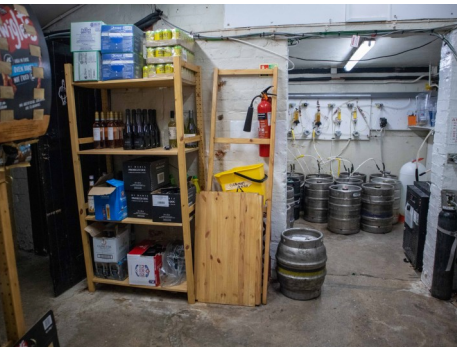
LETTING ACCOMMODATION

Located at first floor level, with separate access:

- TWO DOUBLE BEDROOMS WITH EN SUITE SHOWER.
- DOUBLE BEDROOMS WITH EN SUITE BATHROOM.

EXTERNAL

- TRADE YARD: With BARN STORAGE.
- BEER GARDEN: Potential to seat 40-50.



THE BUSINESS

The property is let to a third party operator, however will be sold with vacant possession. No trade is sold or warranted. Trade accounts are under the ownership of the Tenant are not available for examination.

PLANNING

The property benefits from planning permission to convert part of the property into a four-bedroom dwelling, whilst extending the public house to the rear in order to create a cost-effective and manageable unit for owner occupation or to let with one-bedroom accommodation above. Full details are lodged with Wokingham Borough Council under reference 221683. Floor plans available on request.

TENURE & PRICE

FREEHOLD £750,000. SOLD AS SEEN WITH VACANT POSSESSION.

Trade fixtures and fittings currently within the premises are under the ownership of the outgoing Tenant and are not included in the sale. Any fixtures and fittings that remain on the premises at the time of completion will be included in the sale, with the exception of any third party items and items such as beer raising and cellar cooling equipment, branded items, and gaming machines etc. which will be excluded. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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:

Sunday to Thursday 10:00-00:30

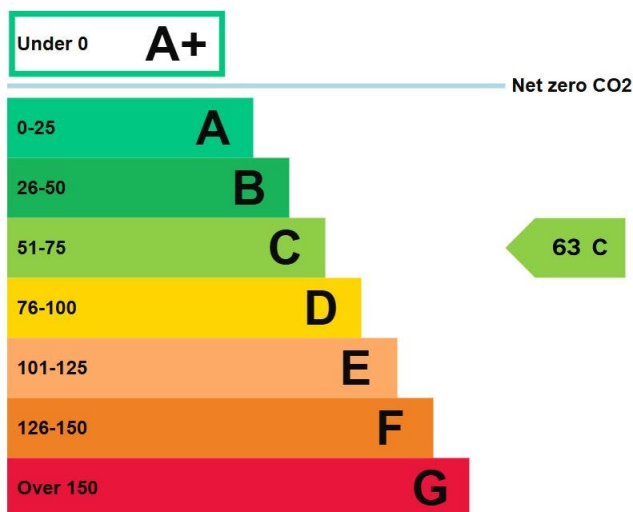
Friday to Saturday 10:00-01:30

SERVICES

All mains services are connected.

Local Authority: Wokingham Borough Council

Rateable Value: £18,600



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 6061-3483-8509-1128-5333

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.

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