

LANSLLEY

business transfer agents since 1890

111 Oxford Road, Reading, RG1 7UK

Telephone: 0118 959 0271

E-mail: info@lansleycommercial.co.uk

Web: www.lansleycommercial.co.uk

Broker Details

Broker Name

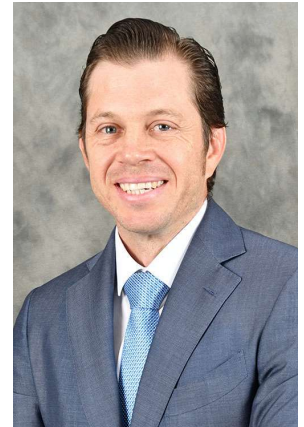
Mr. Jason Atkins

Email

jason@ahlansley.co.uk

Phone number

0118 9590271



The Old Lamb – Commercial Property

Reading, Berkshire, England **Brokered By:** Jason

Asking Price: £ 950,000.00 **Sales Revenue:** Undisclosed

Business Information

Business Identifier

The Old Lamb – Commercial Property

Reference

95

Looking For

Buyer / Freeholder

Business Start Date

2024-06-18

Financial Year End

N/A

Sector

Commercial Property

Industry

Real Estate

Business Description

FOR SALE

RARELY AVAILABLE HISTORICAL 17TH CENTURY FREEHOLD PROPERTY

CURRENTLY OPERATING AS A BED AND BREAKFAST

SOUGHT AFTER LOCATION – THEALE, BERKSHIRE

2 SEPARATE BUILDINGS – 19 EN-SUITE ROOMS & DINING AREA

MANAGER ACCOMMODATION

CLOSE TO READING AND M4 MOTORWAY

The Old Lamb, 18-20 Church Street, Theale, Reading, RG7 5BZ

The property is located on the much sought after Church Street in Theale. Bustling village with very high footfall, ample parking with large demand from commercial and residential tenants. Extensive residential new build development in progress.

The property consists of 2 separate buildings:

The B & B operates only 4 days per week. The business is not included in the sale and will cease operating upon completion unless the buyers decide to resume operating along the same or similar basis. Selling price pertains solely to the Freehold Property.

With the large-scale current development of hundreds of new build houses in the immediate vicinity, we feel, this will offer substantial opportunities to fill the bed and breakfast accommodation (should buyer wish to continue the business) and when completed, will further enhance the area with an influx of residents.

We also believe that this property offers a development opportunity, subject to planning permission. The neighbouring property has undergone a highly successful residential development setting a strong precedent. 'Change of use and conversion of The Lamb Public House to create 3 additional residential units and the construction of a separate new detached dwelling'

Registered for VAT

No

Franchise

No

Type of Business

Limited Company

UK Country

England

County/City

Reading, Berkshire

Reason for Selling

The Vendor wishes to retire after many years ownership.

Rateable Value

£22,250 - Amount payable currently after small business rate relief - £2775 per annum.

EPC

Hotel (Front Building) - C72 - Expires 12th June 2034

Main Block (rear Building) - C56 - Expires 12th June 2034

Premises Details

1) The Old Lamb – Front Property (Reception and Dining)– Circa. 1570sq.ft / 146M² over 2 levels) - Grade II Listed Building, dating back to the 17th Century with white painted brick facing and a thatched roof. Currently operating as a budget friendly bed and breakfast. This building consists of the reception, dining area (currently used to serve breakfasts) and staff accommodation:

Ground Floor: Reception (circa. 14'10" x 13'4"), Kitchen (circa.13'5" x 13'4"), Dining/Breakfast area (circa.18'10" x 10')

First Floor: Staff/Manager Accommodation – Living Room (circa.16'9" x 13'8"), Ensuite Bedroom 1 (circa. 11'11" x 6'8") Ensuite Bedroom 2 (circa. 13'2" x 11'3"),

2) The Accommodation Block – Rear Property – Circa. 2453sq.ft / 228M² Built around the 1970's, offering 19 ensuite single and double rooms.

Ground Floor: – Consists of 12 x ensuite bedrooms double and single (see floor plan below and attached) all with shower, toilet and basin. 1 x boiler room.

First Floor: – Consists of 6 x single ensuite bedrooms (circa. 8'2" x 10'1") and 1 x double ensuite bedroom (circa. 17'2" x 8'3") all with shower, toilet and basin.

Front – Parking for circa. 10 cars

Lease Terms

Freehold Sale

Asking Price (£)

950,000.00

Annual Sales Revenue (£)

Undisclosed

Human Resource Information

Gallery







Disclaimer

Particulars are as supplied by Vendor and verified as far as possible but we cannot accept responsibility for any inaccuracy. Any dimensions quoted are for guidance only. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated the terms exclude VAT.