

**PUBLIC HOUSE
TO LET/ FOR SALE**



EGi's Most Active Dealmaker - Surrey 2017/18



**THE PINEAPPLE, BRIMPTON COMMON,
READING, RG7 4RN**

Character Public House Situated on a 0.43 acre site
Delightful Rural Location on Busy Country Road
Private Accommodation Above Providing 2 Bedrooms
2,676 sq. ft / 249 sq. m.



Owen Shipp Commercial
The Annexe, Saxon House, 28 Castle Street, Guildford, GU1 3UW
www.owenshipp.co.uk

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Location

The Pineapple is located within the small picturesque village of Brimpton Common, approximately 8 miles to the South East of Newbury, 12 miles to the South West of Reading and 12 miles to the North of Basingstoke.

Description

The Pineapple is a character Grade II Listed former public house with additional outbuildings, a large parking area to side and a garden seating area to the rear. On the ground floor the property retains many character features and provides a traditional bar with dining area and function rooms to the side, offering a total of approximately 70 covers in all. There is a modern conservatory extension forming part of the ground floor, with trade kitchen, storage and preparation areas, cellar and WC's to the rear. The first floor is formed of private residential accommodation with a lounge area, 2 bedrooms and a bathroom.

Accommodation

The useable floor area is approximately:

Ground Floor Bar 121 sq. m. / 1,304 sq. ft.

Ground Floor Anc. 73 sq. m. / 785 sq. ft.

First Floor 55 sq. m. / 587 sq. ft.

Total: 249 sq. m. / 2,676 sq. ft.

Rent/Price

Rental: £37,500 p.a. (+ VAT)

Sale: £550,000 (+ VAT)

Lease

A new effectively full repairing and insuring lease is available for a term to be agreed.

Rates

Rateable Value: £19,750

Rates Payable: £9,480 (2018/19)

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

MAP



Internal Photo



EPC

Not required as Grade II Listed

Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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