

Baydon - The Red Lion, Ermin Street, Marlborough SN8 2JP
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Baydon - The Red Lion, Ermin Street, Marlborough SN8 2JP

Freehold Public House Investment



Investment Consideration:

- Purchase Price: £400,000
- Gross Initial Yield: 7.28%
- Rental Income: £29,120 p.a.
- VAT is NOT applicable to this property
- Comprises large village pub inn and restaurant with letting room and owner's accommodation
- Located just minutes outside of Marlborough and Swindon in the beautiful area of Wiltshire.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Red Lion (Ground & First Floor)	Ground Floor: Open plan bar & restaurant, commercial kitchen, beer garden, customer wc's, First Floor: Letting room, owner`s accommodation with kitchen/bathroom	Loukma Ltd (with personal guarantee)	6 Years 11 Months from 20 August 2021	£29,120	Note 1: FRI Note 2: Rent review in 2024 outstanding Note 3: Rent review on 20.08.27 open market upward only Note 4: Tenant break option in 2023 NOT exercised Note 5: Deposit held of £4,853.33

Total				£29,120	
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Property Description:

Comprises large beautiful village pub inn and restaurant with letting room and separate owner's accommodation (complete with own kitchen and bathroom). The property benefits from outdoor car park and provides the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, commercial kitchen, beer garden, customer wc's, storage

First Floor: Letting room, owner's accommodation with kitchen/bathroom

Total GIA: 300 sq m (3,230 sq ft)

Tenancy:

The property is at present let to Loukma Ltd (with personal guarantee) for a term of 6 Years 11 Months from 20th August 2021 at a current rent of £29,120 per annum and the lease contains full repairing and insuring covenants. Rent review in 2024 outstanding. Rent review on 20.08.27 open market upward only. Tenant break option in 2023 NOT exercised. Deposit held of £4,853.33.



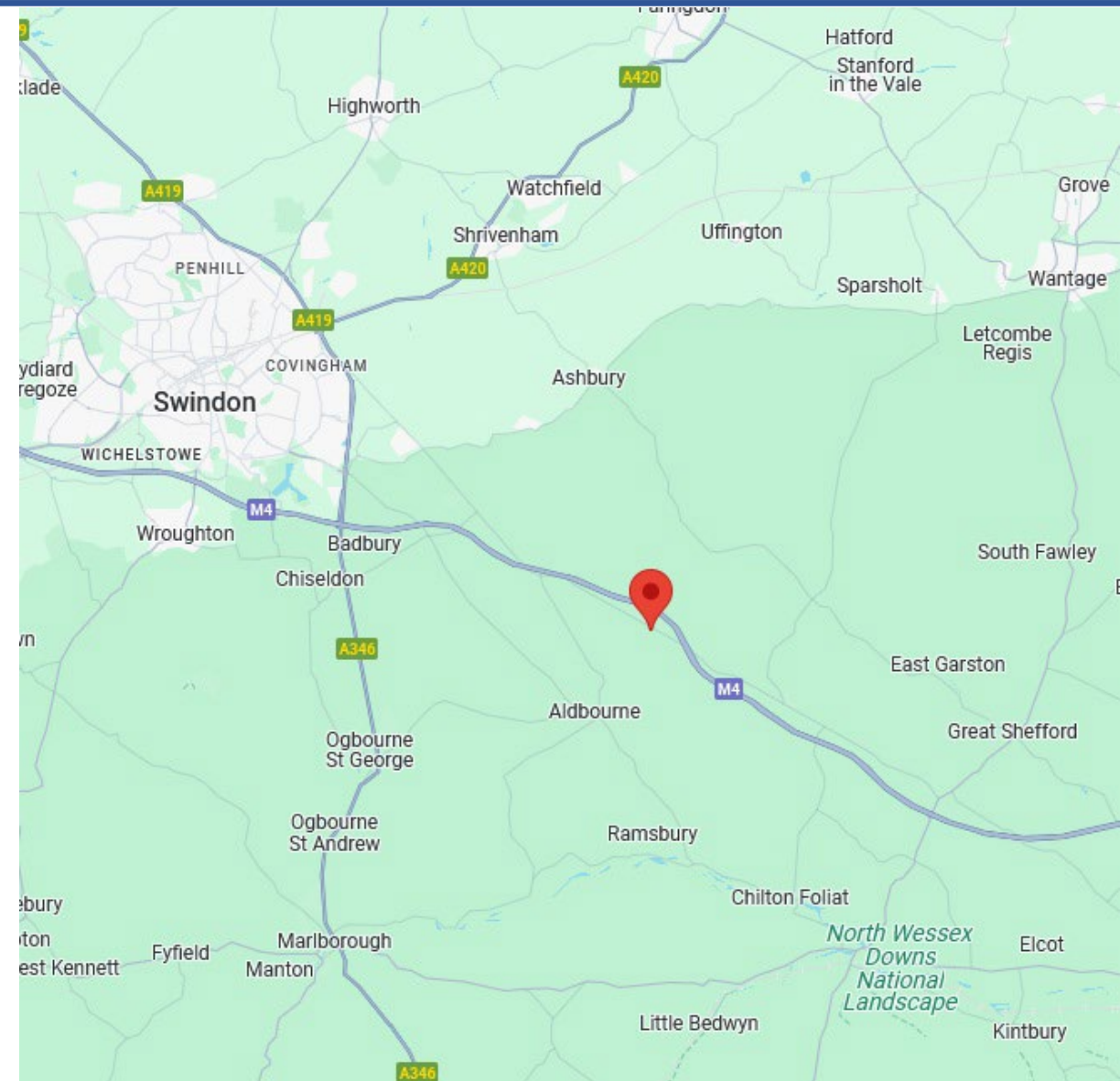
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Location:

Baydon is a village and civil parish in Wiltshire, England about 10 miles south-east of Swindon. The eastern boundary of the parish forms part of the county boundary with Berkshire, and the village is about 7 miles north-west of the West Berkshire market town of Hungerford. The property is located just minutes outside of Marlborough and Swindon in this beautiful area of Wiltshire.



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Contacts:

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