

Harrold - The Oakley Arms, 98 High Street, Bedfordshire MK43 7BH
Freehold Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



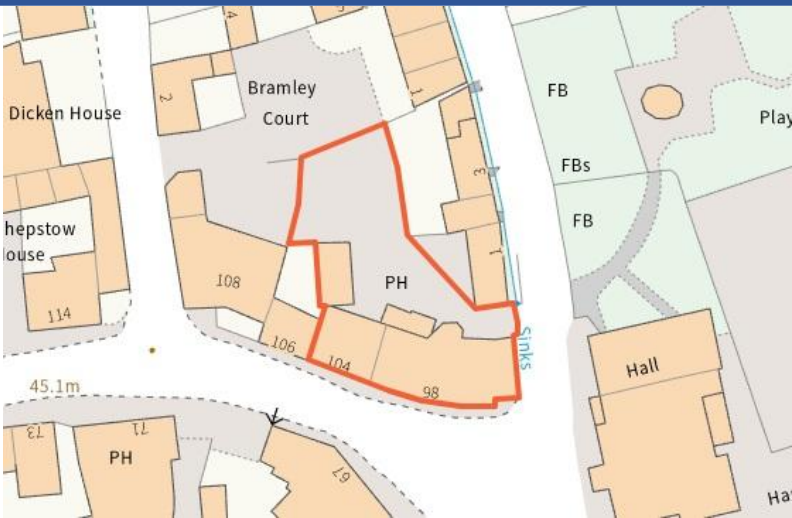
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Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 5.78%
- Rental Income: £26,000 p.a.
- VAT is applicable to this property
- Comprises Grade II Listed public house including 2-bedroom owner’s accommodation, large beer garden and additional 2-bedroom guest/staff accommodation.
- Occupiers close by include pubs, restaurant/takeaways and butcher, amongst others.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Oakley Arms (Ground & First Floor)	Ground floor: Main bar and dining area, snug bar, commercial catering kitchen, large beer garden First floor: 2-Bed owner’s accommodation, residential kitchen and additional 2-bed guest/staff accommodation	Slater & Slater Pubs Co Ltd (with personal guarantee)	6 Years 11 months from 5 January 2021	£26,000	Note 1: FRI Note 2: Rent review on 05.01.27 open market upward only Note 3: Rent review from 2024 outstanding Note 4: No breaks Note 5: Deposit held of £4,333.33

Total				£26,000	
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Property Description:

Comprises Grade II Listed village pub with restaurant. The property includes 2-bed owner's flat and additional 2-bed accommodation suitable for staff/letting purpose, providing the following accommodation and dimensions:

Ground Floor: Bar & restaurant, snug bar, commercial kitchen, large beer garden

First Floor: 2-Bed owner's accommodation with lounge, 2 bathrooms and residential kitchen. Additional 2-bed guest/staff accommodation with bathroom and lounge .

Total area size 290 sq m (3,121 sq ft)

Tenancy:

The property is at present let to Slater & Slater Pubs Co Ltd for a term of 6 years 11 months from 5th January 2021 at a current rent of £26,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 05.01.27 open market upward only. Rent review from 2024 outstanding. No breaks. Deposit held of £4,333.33.



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Location:

Harrold is a civil parish and electoral ward in the Borough of Bedford within Bedfordshire, England, around nine miles north-west of Bedford. The village is on the north bank of the River Great Ouse, and is the site of an ancient bridge, linking the village with Carlton with Chellington on the south bank. Immediately to the east of the village is Odell. Across the bridge is Carlton. Occupiers close by include pubs, restaurant/takeaways and butcher, amongst others.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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