

# ROYAL OAK

GOODWORTH CLATFORD, ANDOVER,  
SP11 7QY



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE  
BUSINESS UNAFFECTED**

**savills**



ROYAL OAK

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PUB  
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PUBS  
ESTERY

# ROYAL OAK, GOODWORTH CLATFORD, ANDOVER, SP11 7QY

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Site extending to 0.651 acres
- Current total income is £52,248 per annum, comprising rent and tie release fee
- Lease expires October 2029
- The rent and tie release fee are both subject to annual reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%
- Lease contracted outside the Landlord and Tenant Act 1954 (Part II)
- **We are instructed to invite offers in excess of £550,000 (9.06% NIY)**
- Business unaffected by sale

## LOCATION

Located in the village of Goodworth Clatford 3.3 miles south of Andover in the county of Hampshire, 60 miles southwest of London.

The Royal Oak is situated fronting Longstock Road in a village setting surrounded by residential homes and farmland, a short drive south of Andover. The village has local attractions including; The Clatford Arms, Goodworth Clatford Vineyard and St Peter's Church.

## DESCRIPTION

The property comprises the basement, ground and first floor of a two storey detached building with painted brick and tiled-clad elevations beneath a pitched tiled roof.

## LINKS

[GOOGLE STREET VIEW](#)



## ACCOMMODATION

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**Basement:** The basement provides the cellar.

**Ground Floor:** The ground floor provides seating for 85 customers arranged as an L shaped central bar servery with a relaxed loose seating to the front, centred around two fireplaces. To the rear there is a dining area. Ancillary areas include a trade kitchen and customer WC's each side.

**First Floor:** The first floor comprises an office, lounge, living room, bathroom and three double bedrooms.

**External:** There is a paved area with bench seating for 24 customers and a grassed area which could be developed to provide a garden. There is parking to the front and side rear for 25 vehicles.

## TENURE

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The property is held freehold (Title Number HP598486).

## TENANCY

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The entire property is let to a private individual on a 5 year lease from 22 October 2024 at a current rent of £25,000 per annum, and an annual tie release fee of £27,248, which are both subject to annual reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%. A rent deposit of £7,361 is held by the landlord. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

## PLANNING

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The property is not listed but resides in the Goodworth and Upper Clatford Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

C-71

## TERMS

We are instructed to invite offers in excess of **£550,000 (9.06% NIY)** assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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