The Bramshill Hunt
27 Bramshill Close, Arborfield, Berkshire, RG2 9PL

For Sale Freehold
Guide Price: £395,000 plus VAT
Sole Selling Agent

- Prominent position within Arborfield
- Large enclosed rear trade garden
- Good size plot of 0.342 of acre
- It is close to large scale residential developments (up to 3,500 homes)
- Gross Internal Area of approximately 2,600 square feet
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Location

Arborfield is a former British Army Garrison situated in an affluent area of Wokingham, Berkshire with a population of approximately 30,000 residents and is located 8 miles south of Reading and 39 miles west of London. The pub occupies a prominent corner position within Arborfield and is situated on Bramshill close just off the A327 and is surrounded by predominately residential dwellings. With the military moving out of Arborfield, Wokingham is looking to build a sustainable new village by redeveloping the site. In addition to homes, the new village will have schools and sports pitches, a village centre with a supermarket and other shops, offices, restaurants and cafes. There is considerable development in the area by Red Row, Crest Nicholson and Arborfield Mews.

Accommodation

The Bramshill Hunt is a two storey detached character property of brick and rendered construction beneath various pitched tiled roofs, the property also benefits from extensions to the side and rear. The internal trading area is styled traditionally throughout and comprises a bar/restaurant area for circa 40 covers.
Ancillary trade areas include customer W/C’s, a good sized catering kitchen, bottled store room and a cooled store room located at ground level.
The private accommodation is situated on the first floor which comprises: three double bedrooms, living room, office, family bathroom and a separate toilet.
Externally there is a large enclosed rear trade garden for circa 20 covers. The property also benefits from car parking for circa 15 vehicles.

Gross Internal Area of approximately 2,600 square feet and sits on a plot of 0.342 of an acre.

The Bramshill Hunt offers considerable scope for local and regional pub operators and restaurateurs. The property has potential scope for a range of uses, subject to granting of relevant permissions and will likely be of interest to local developers, investors and builders.
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General Information

Rating
The current Rateable Value is assessed at £25,100.

Licences
It is understood that the property currently possesses a Premises Licence. Further details are available upon request.

Services
We are verbally advised that all mains services are connected to the property.

Trading
The premises are currently open for trading.

Tenure
The property is being sold freehold with vacant possession.

Fixtures and Fittings
The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate
An EPC has been requested.

VAT
VAT may be applicable on the sale of this property.
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<table>
<thead>
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<th>Agent Details</th>
<th>For further details please contact</th>
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<tbody>
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**Disclaimer**

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers 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 item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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