

## FOR SALE FREEHOLD WITH VACANT POSSESSION

**GUIDE PRICE: £425,000 + VAT**

**THE WHEATSHEAF, CHAPEL SQUARE, EAST HENDRED, WANTAGE,  
OX12 8JN**



- Attractive black and white timber framed traditional public house, with a strong reputation for high quality food
- Prominent position within Chapel Square with convenient access to A417 and wider regional routes serving Wantage, Didcot, Newbury and Harwell Science Park
- Extensive private accommodation spread across the first floor
- Generous plot of approx. 0.302 acres with total GIA of c. 2,850 sq ft
- Rear of the site provides for customer parking and an exceptionally well-maintained beer garden
- The property will appeal to local licensed operators, restaurateurs and investors

## Location

The picturesque village of East Hendred nestles at the foot of a chain of hills known as the Berkshire Downs in the historic Vale of White Horse in the heart of England. The village lies approximately 3 miles west from Wantage town centre, benefitting from convenient access via the A417 and wider regional routes via the A34 to Didcot, Abingdon and Newbury. Harwell Science and Innovation Campus which employs over 6,000 people, is less than 3 miles away.

The Wheatsheaf is situated in a prominent position within the village set amongst a cluster of historic properties, within close proximity to many walks.

## Property Description

The property is an attractive late 16<sup>th</sup> century, detached two storey building of timber frame construction, with rough cast panels, set beneath a pitched tiled roof with a series of single storey brick-built additions to the side and rear. The original part of the building is noted as being of cruck construction, with timber beams throughout the building.

## Accommodation

The ground floor provides a well proportioned traditional trading space with four inter-linked dining zones, serving c. 50 covers. There is an attractive wooden bar servery located to the right hand side of the trade space.

Ancillary accommodation includes; a large commercial kitchen and food preparation area, customer WC facilities, dedicated storage areas and a basement cellar.

The first floor is accessed via the rear of the property through the commercial kitchen and includes; a lounge, two double bedrooms, a single bedroom, bathroom facilities, an office and storage cupboards.

Externally, to the rear of the property is a car park for c. 8 vehicles and a large beer garden with mature flower beds, bushes and trees.

There is also an external smoking shelter, store room and outdoor binstore.

The property sits on a generous plot of c. 0.302 acres and has a GIA of c. 3,057 sqft (including basement cellarage).

## Tenure

Freehold. The property is held under Title Number ON245649 and the Title Plan is included on page 5.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II Listed, within the conservation area and is located within the North Wessex Downs Area of Outstanding Natural Beauty. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & 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.

## Business Rates and Council Tax

The property is assessed as a 'Public House and Premises' and the Rateable Value is £6,000. The domestic accommodation is within Band C for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

The property has an EPC rating of Band C. A copy is available upon request.

## Virtual Tour

<https://my.matterport.com/show/?m=vHcAkfggR3a&help=1&gt=1&ts=1>

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

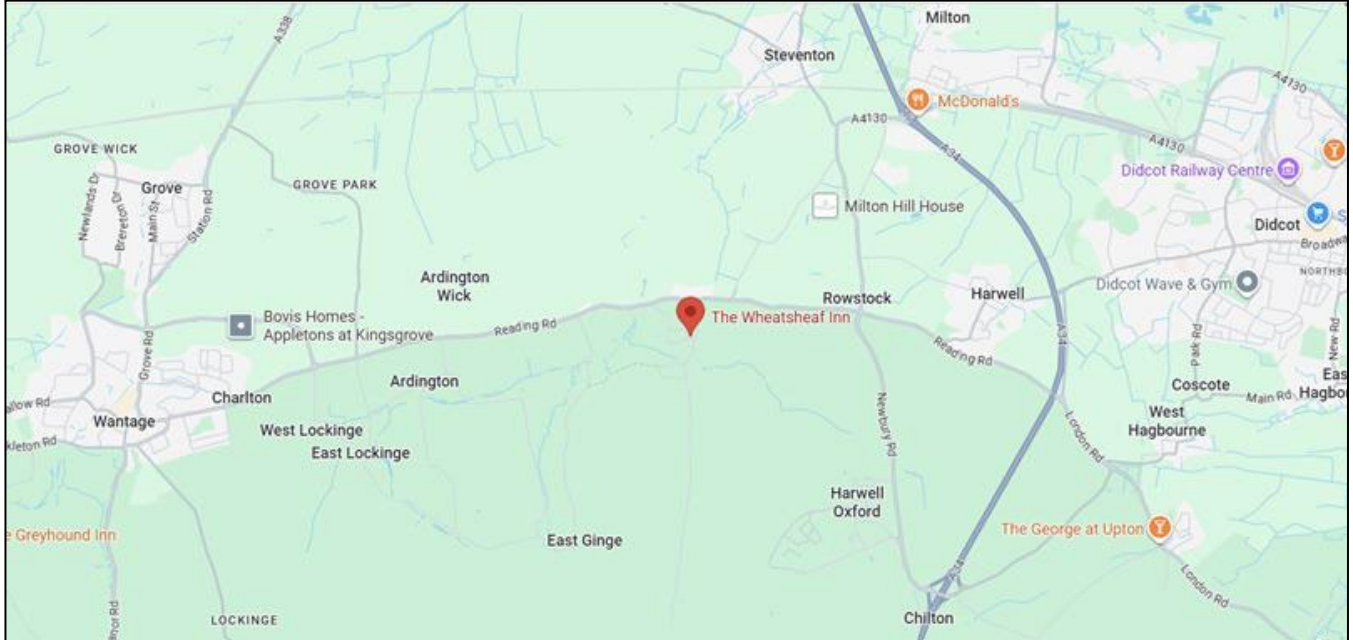
## Enquiries



Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk



**Location Plan**



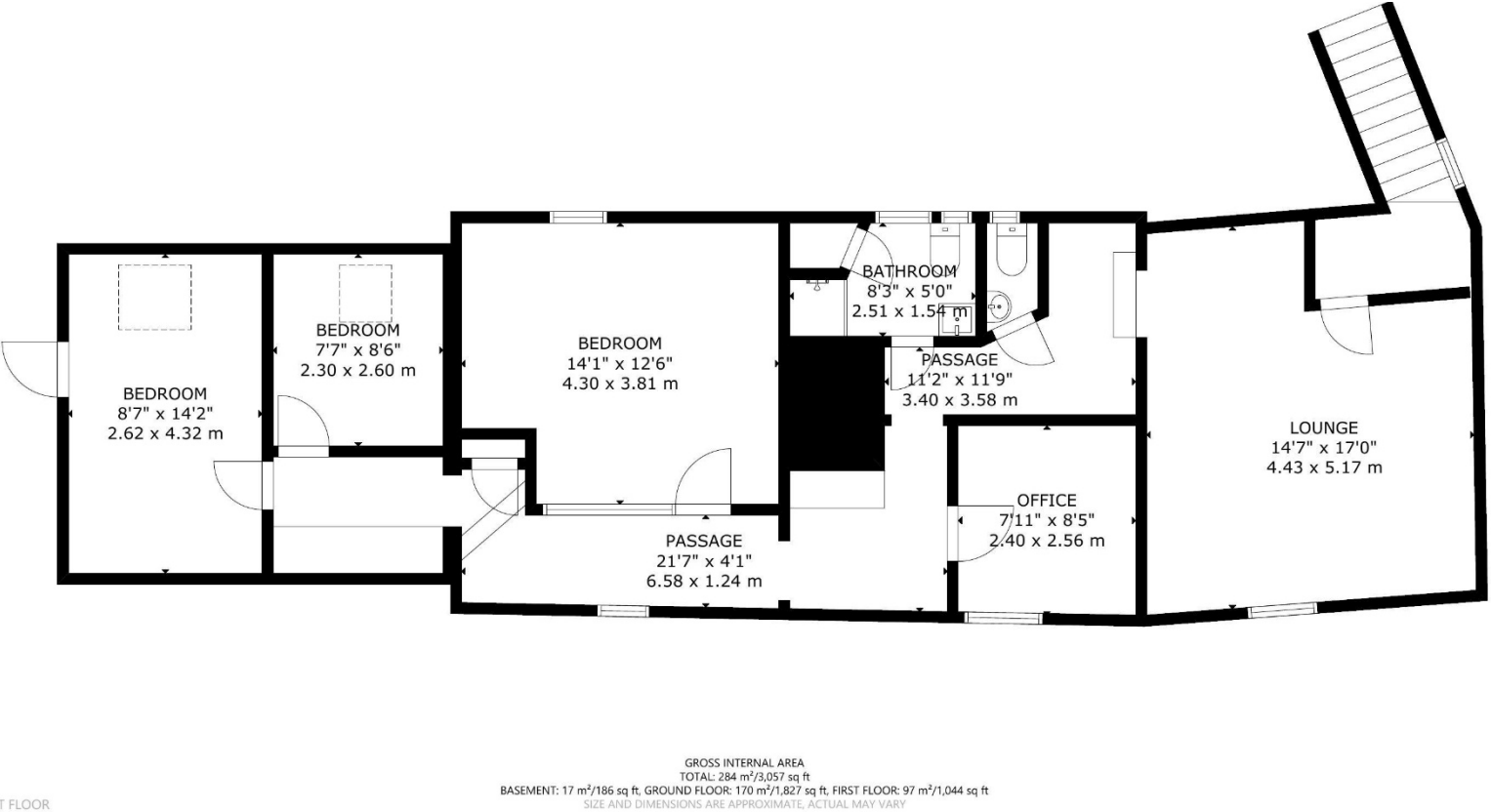
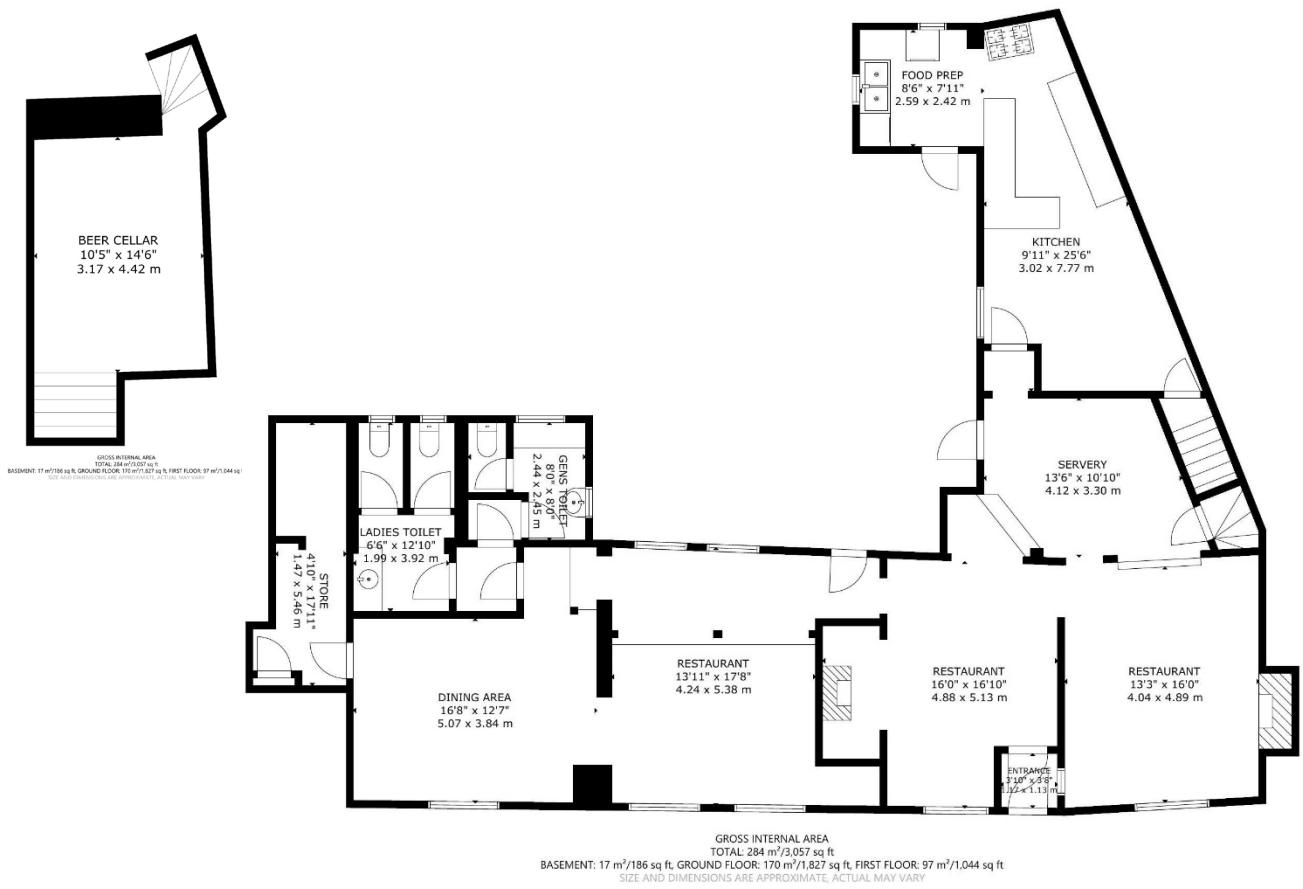
**Site Plan**



**Important notice**

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## Our Services & Offices

