

Burton-on-Trent - The Old Royal Oak, 11 Market Place DE14 1HA
Freehold Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



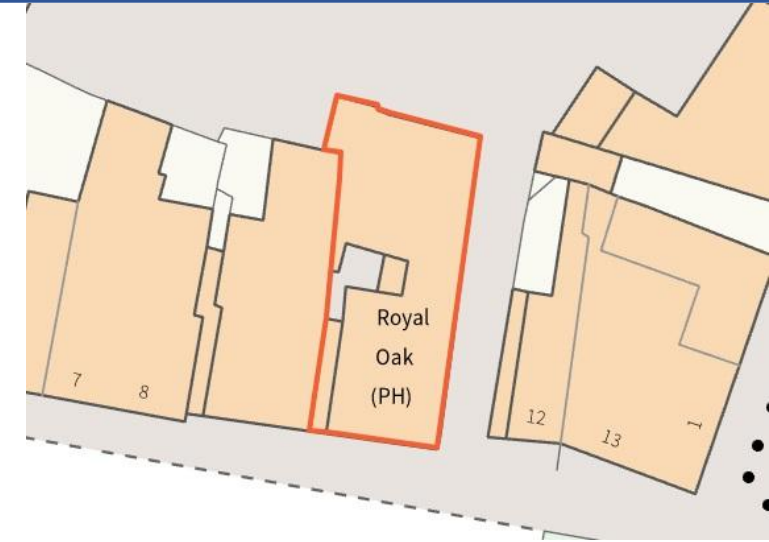
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Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 8.67%
- Rental Income: £26,000 p.a.
- VAT is applicable to this property
- Comprises large public house with function room and owner's accommodation
- Located in the heart of the town centre opposite Burton Market Hall



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Old Royal Oak (Ground & First & Second Floor)	Ground Floor: Open bar, dining area, commercial kitchen, music stage and additional outdoor seating. First floor: Function/seating room Second floor: Owner's accommodation with lounge and domestic kitchen.	Individual	6 Years 11 Months from 13 February 2024	£26,000	Note 1: FRI Note 2: Rent review on 13.02.27 and 13.02.30 open market upward only Note 3: Tenant option to determine on 13.02.27 with min 6 months notice Note 4: Rent deposit held of £4,000
			Total	£26,000	

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Property Description:

Comprises large ground floor pub with owner's accommodation above, providing the following accommodation and dimensions:

Ground Floor: Open bar, dining area, commercial kitchen, music stage and additional outdoor seating.

First Floor: Function/seating room

Second Floor: Owner's accommodation with lounge and domestic kitchen.

Total area size 450 sq m (4,843 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 years 11 months from 13th February 2024 at a current rent of £26,000 p.a. Rent review every on 13.02.27 and 13.02.30 open market upward only. Tenant option to determine on 13.02.27 min 6 months notice. Deposit held of £4,000.



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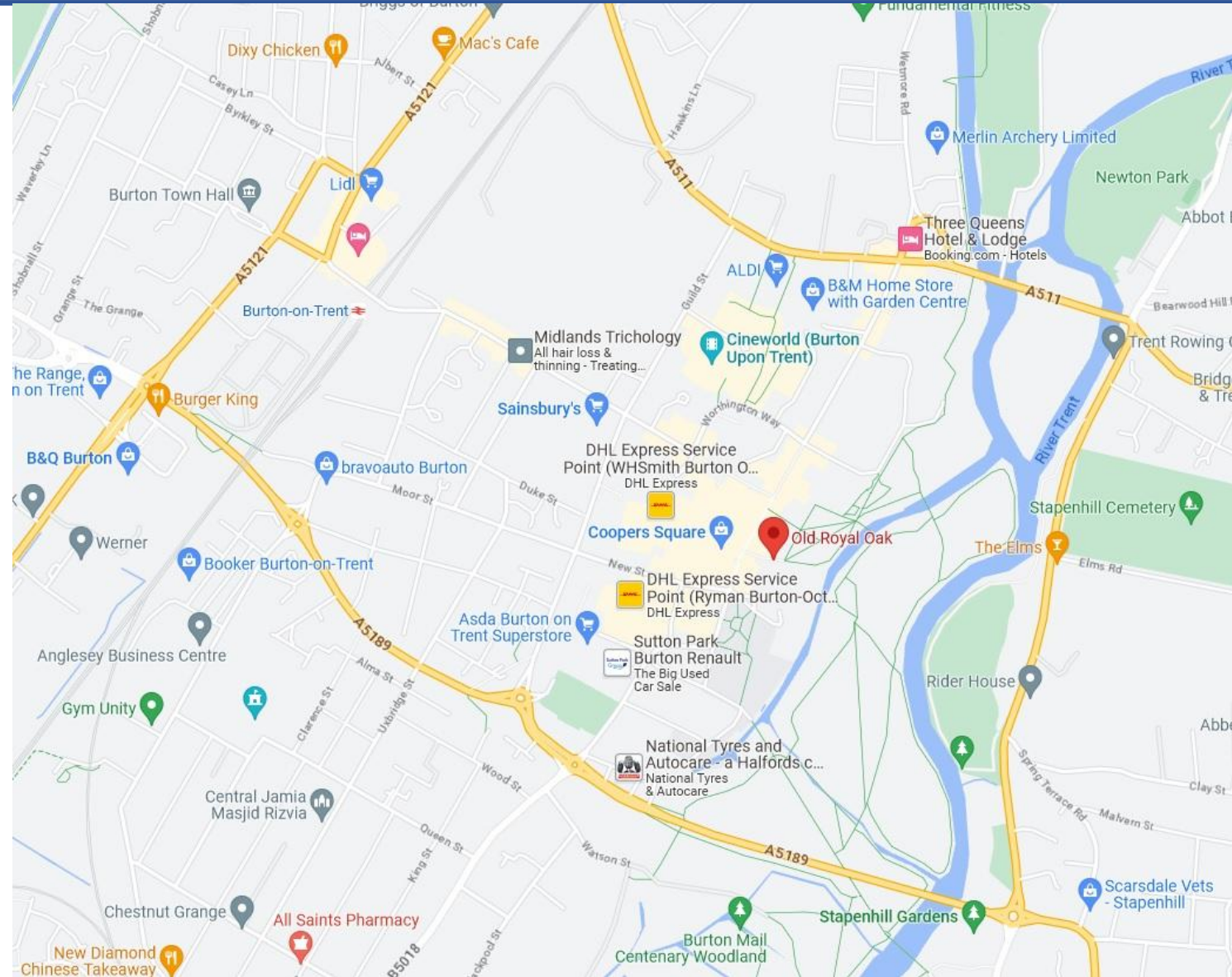


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Location:

Burton upon Trent, also known as Burton-on-Trent or simply Burton, is a market town in Staffordshire, England, close to the border with Derbyshire. The A38 passes slightly north of the town between Lichfield and Derby. The A444 links traffic to Coventry and the M42 motorway and the A511 links traffic to Leicester. The property is situated in the heart of the town centre opposite Burton Market Hall and occupiers nearby including Santander, Halifax, Ladbrokes, Burton Outdoor Marketplace and many more.



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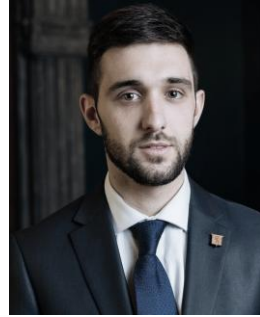
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Contacts:

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BLUE ALPINE

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