

KINGS HEAD

QUAY STREET, YARMOUTH, PO41 0PB

FREEHOLD PUBLIC HOUSE INVESTMENT



savills



The KINGS HEAD

THE KINGS HEAD
The Kings Head is situated a short
distance from the town of Exeter and
dates back to the 16th Century.
Within its walls, a long, open area
and inglenook, The Kings Head
has a charm all of its own.
Just north of Exeter, Devon and Somerset.
Reservations
01983 760177

ENTRANCE TO BARS & DINING

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over three levels extending to 4,733 Sq Ft (440 Sq M)
- Site extending to 0.11 acres
- Current rent of £75,276 per annum
- Lease expires March 2039
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £865,000 (8.24% NIY)
- Business unaffected by sale

LOCATION

Located in the historic town of Yarmouth on the north west coast of the Isle of Wight, 0.1 miles (0.2 kilometres) from the ferry terminal and 10.3 miles (16.6 kilometres) west of Newport.

The Kings Head is situated fronting Quay Street in a mixed-use area, nearby the harbour and ferry terminal and a short distance from High Street where operators such as the George Hotel, Wheatsheaf Inn and Bugle Inn are located.

LINKS

GOOGLE STREET VIEW

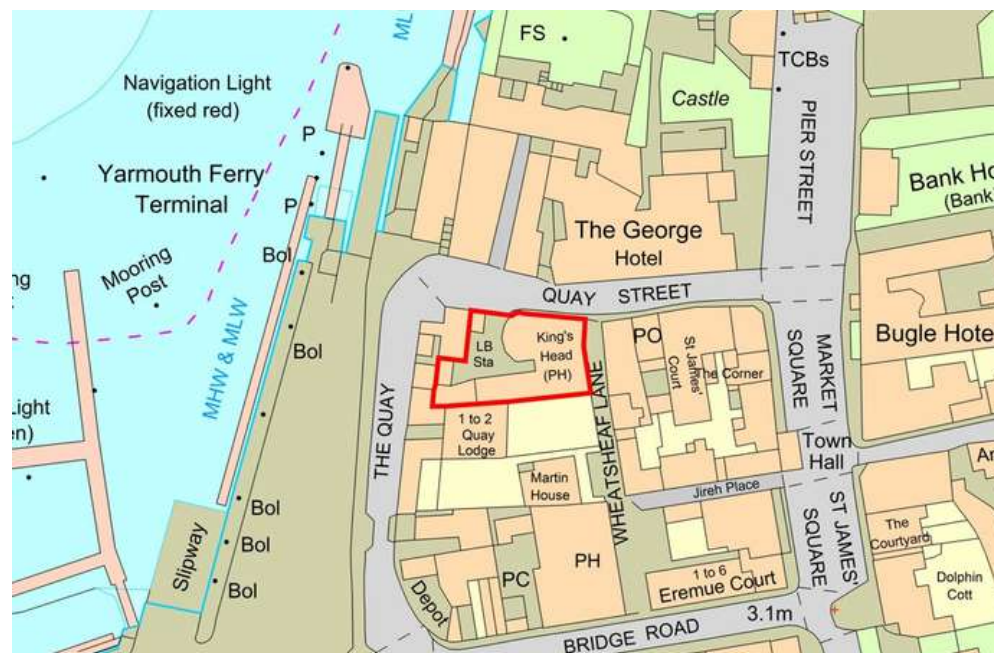


VIRTUAL TOUR



DESCRIPTION

The property comprises the ground and first floors of a two storey semi-detached building with painted rendered elevations beneath a pitched roof.



ACCOMMODATION

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables and chairs for 60 customers. Ancillary areas include a trade kitchen, customer WC's, ground floor cellar and additional stores.

First Floor The first floor provides a kitchenette, lounge and four bedrooms.

Second Floor The second floor provides two additional rooms in the roof eaves.

Externally There is an enclosed courtyard beer garden with seating on wooden benches for 30 customers.

TENURE

The property is held freehold (Title Number IW49567).

TENANCY

Entire property let to a private individual on a 20 year lease from 18 March 2019 at a current rent of £75,276 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £18,831 is held by the landlord.

PLANNING

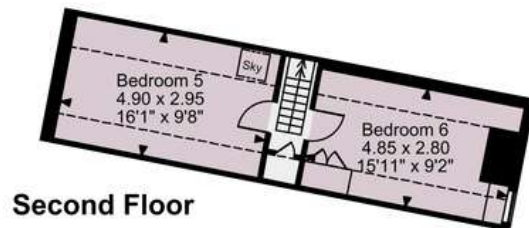
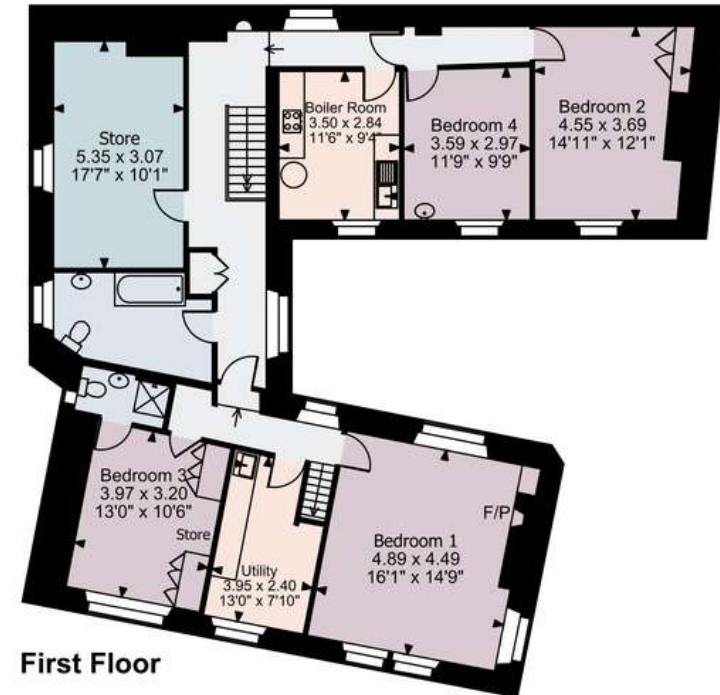
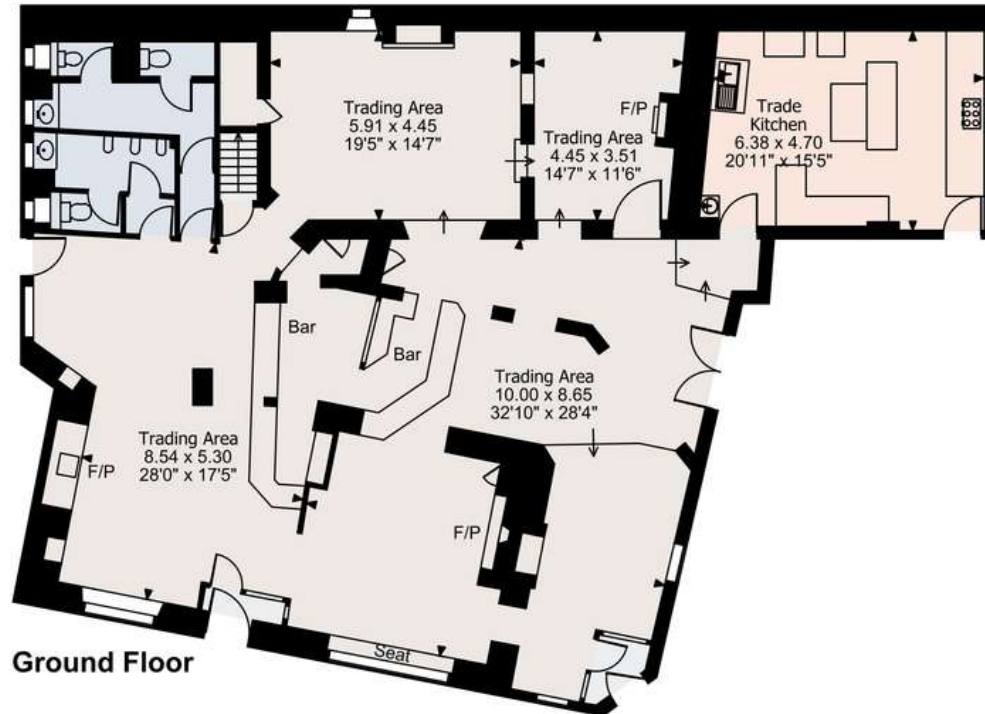
The property is Grade II Listed and situated within the Isle of Wight Conservation Area.

FIXTURES & FITTINGS

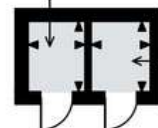
The fixtures and fittings are currently owned by the occupational tenant.



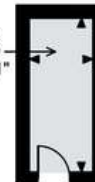
FLOOR PLANS



External Freezer
1.65 x 1.34
5'5" x 4'5"

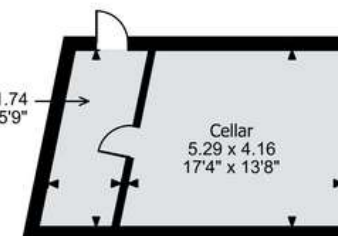


Log Store
3.62 x 1.50
11'11" x 4'11"



External Freezer
1.65 x 1.39
5'5" x 4'7"

5.29 x 1.74
17'4" x 5'9"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8669069/SLU

EPC

C-58

TERMS

We are instructed to invite offers in excess of £865,000 (8.24% NIY) assuming the usual purchasers costs.

VAT

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.

MONEY LAUNDERING

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



SIMILAR INVESTMENT OPPURTUNITIES

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

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.

CONTACT

Adam Bullas

07812 965395

abullas@savills.com

Samuel Hart

07812 425097

samuel.hart@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | January 2026

