



HARROW, WEST ISLEY

WEST ILSEY, RG20 7AR

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Harrow is a charming and historic village pub located in the picturesque hamlet of West Ilsley, Berkshire. Dating back over 300 years, this pub is nestled in the heart of The Downs, a region renowned for its horse racing heritage and proximity to Newbury Racecourse (just 12 miles away). The Harrow is also ideally located 2.5 miles from the popular Ridgeway walking route, attracting numerous visitors each year. The village of West Ilsley has a population of under 400 but benefits from good access to the A34 and surrounding areas, including Oxford and Didcot.

Pub Layout

The Harrow is a single-bar operation with the servery positioned opposite the main entrance. The trading area is of a good size, accommodating approximately 60 covers, and provides easy access to a very well-equipped Commercial kitchen. The interior has a modern country pub feel with a mix of seating styles and decorative nods to the local racehorse training scene. Externally, there is a large seating area in front of the pub opposite the village cricket green with seating for 60 and a raised side garden with bench seating for another 60+. While the pub has no dedicated customer parking, off-road parking is available nearby and along the village road.

TRADING STYLE

The Harrow has been recently fully redecorated and modernised inside and out to an exceptional standard reflecting the local demographic and style of this high-quality mid-range popular country pub. This pub presents a fantastic opportunity to build on the pubs already exceptional reputation for quality food and drink, including local ales, wines, spirits, and Sunday roasts. The village includes a championship-winning stable and many walkers, cyclists, and racegoers from the nearby Newbury Racecourse, providing a solid customer base.

ACCOMODATION

Private Accommodation

The private accommodation consists of two double bedrooms, lounge, and bathroom with separate toilets which are all in good order.

FINANCIAL

Annual Rent: £35,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £5,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are seeking a best-in-class mid-market/premium pub licensee to take this highly successful pub onto the next level. The ideal licensee will be focussed on delivering excellence through exemplary food and drink, quality service and ambiance in a local community pub. If this is you, bring us your experience in premium pub operations and your strong track record of success and talk to us, we would love to hear from you.



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams