

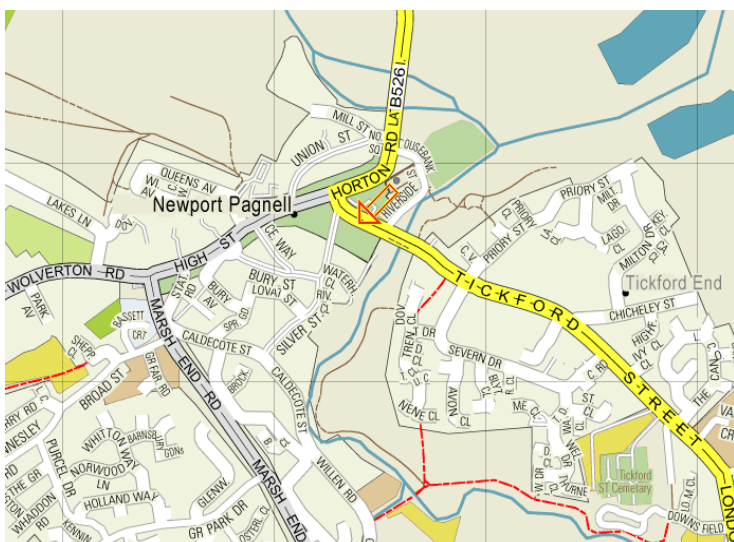
FREEHOLD MARKET TOWN RESTAURANT/BAR
ATTRACTIVE GARDEN & SEPARATE WINE BAR
NEWPORT PAGNELL, BUCKINGHAMSHIRE



- Character restaurant/bar in affluent town with good access to major roads
- Fully fitted to a high standard
- Owner's living accommodation on upper floors
- Extensive beer garden with additional two storey wine bar
- Close to Milton Keynes, M1 & Cranfield Airfield

Freehold £600,000

ROBINSONS, 18-20 ST JOHN STREET, NEWPORT PAGNELL
BUCKINGHAMSHIRE, MK16 8HJ



Location

Newport Pagnell is historically a popular market town north east of Buckinghamshire and situated approximately 6 miles north east of Milton Keynes (229,941) with easy access to junction 14 of the M1 motorway. The town is 20 minutes drive from both Bedford and Northampton and approximately 10 minutes drive from Milton Keynes Central Railway Station.

The pub is located 300m north of the River Ouzel crossing on St John Street (B526). The village benefits from close proximity to numerous public parks as well as St Peter & St Paul church.

For Google Streetview please [Click Here](#)

Property

A two storey semi-detached restaurant/bar situated in the heart of Newport Pagnell on St John Street giving access to the town centre and all its amenities.

The premises is a self-contained building benefitting from a restaurant, drink reception and large kitchen area on the ground floor and owner's accommodation (X2 double bedrooms) on the first floor. In addition, the premises benefits from a separate wine bar to the rear.

The property has been fitted out to a high standard throughout and has the benefit of a rear parking space for the owners use.

Internal Description

Bar and serving area on entry leading to restaurant (30). Ancillary space includes trade kitchen, staff toilet, walk in fridge, 2 freezers, rear parking and storage. Approx. 3,400 GIA.

External Description

Large beer garden to the rear (50) with additional two storey building used as a wine bar (45).

The Business

Robinsons is a privately owned, family run business established in 1998. The premises is fitted to a high standard and provides a quality food and beverage offering, the venue is used for celebrations and hosts comedy nights once a month. The business benefits from close proximity to the local church and other operators such as The Swan Revived hotel. The external wine bar is fully fitted to a high standard and has the scope to be used for private events. The sales split breaks down as 60 (dry) 40 (wet). Please visit the [company website](#)

Basement/cellar	140 sq. ft.
Ground	1,817 sq. ft.
First floor	1,444 sq. ft.
Wine Bar (G & 1 st)	944 sq. ft.

Trading Information

We are advised that the business is currently trading in the region of £9,000 per week.

Full trading information available on request.

Licensing

The premises licence permits the sale of alcohol and performance of live music Monday to Sunday 10:00-02:00 (outdoors until 22:00).

Fixtures & Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

Tenure

Freehold. £600,000.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefits from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

We understand the property is Grade II listed.

Viewing

Via sole agents Davis Coffey Lyons. Please contact:

Paul Tallentyre

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Energy Performance Certificate

A copy of the EPC is available upon request

