



All photos taken 2019

## HENLEY ON THAMES, OXON

The Maltsters Arms, Rotherfield Greys, RG9 4QD

### To let under tenancy

Minimum capital required £16,000

Fixtures & fittings are circa £25,000

The Maltsters Arms dates back to 1779. It is a traditional country pub just three miles outside of Henley on Thames, in the rolling hills of the Chilterns in South Oxfordshire. The current food offering is traditional pub food with daily specials. Very popular with walkers and cyclists.

To find out more:

Call: Amanda Windows on 01491 570275

Email: [amanda@brakspear.co.uk](mailto:amanda@brakspear.co.uk)

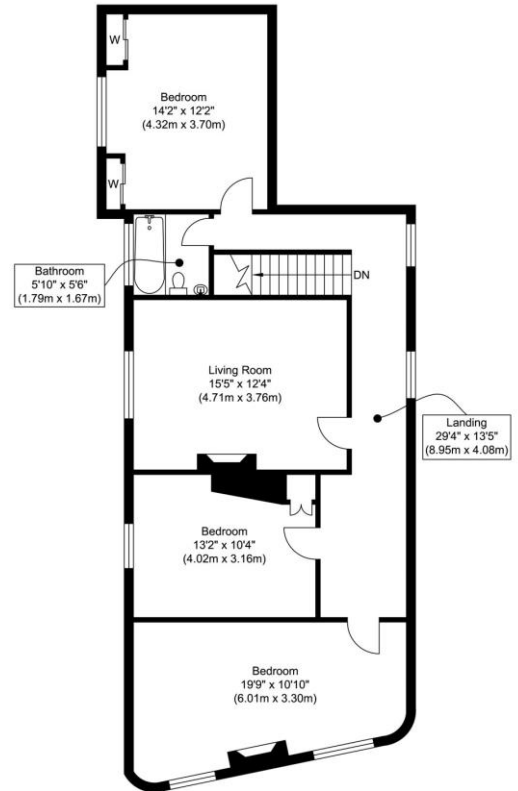
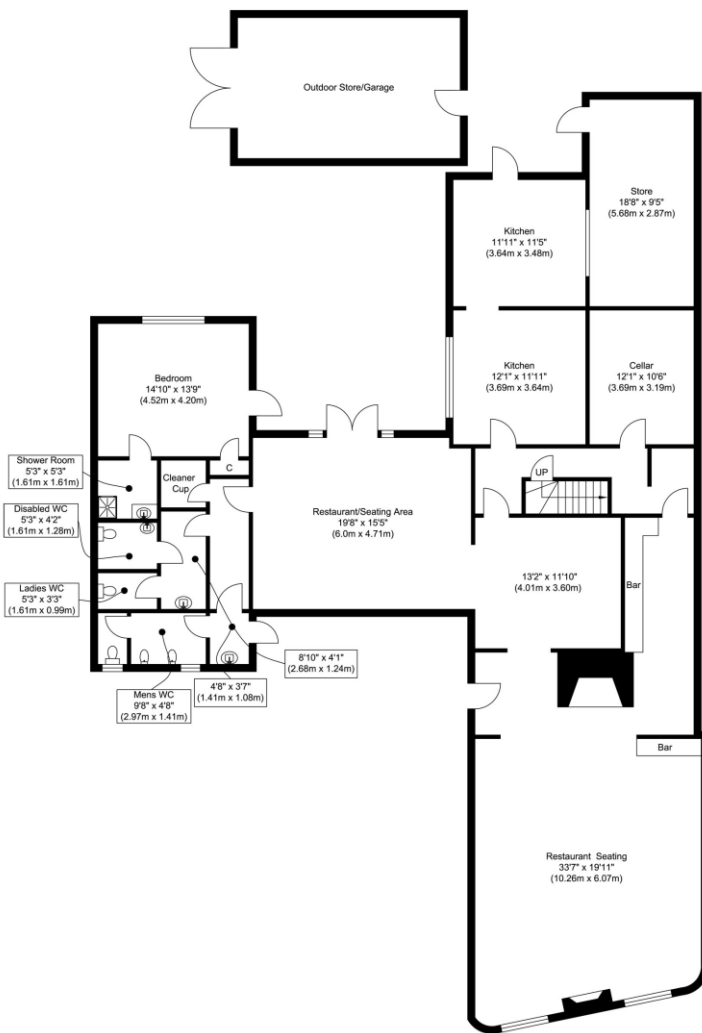
Look at: [www.brakspear.co.uk/runyourownpub](http://www.brakspear.co.uk/runyourownpub)







<b>Description &amp; Trading Style</b>		<b>Location &amp; Local Amenities</b>		
The Maltsters Arms is traditional pub, well known for it's local drinkers and strong food offer with a specials board that changes regularly.		Rotherfield Greys is a small village three miles outside Henley on Thames. There are many walking and cycling routes in the surroundings Chiltern Hills.		
<b>Accommodation</b>		<b>Current &amp; Future Markets</b>		
Trade: bar area, 2 restaurant areas (60 covers), heated terrace (30 covers) and large garden (60 covers), car park, WC's, kitchen and prep room, cellar and several stores . Additional double bedroom and shower room is available for guests or staff. Private: 2 double bedrooms, basic kitchen /diner sitting room and bathroom.		The opportunity is to maintain and grow the customer base and the profile of the business. Customers mainly come from Henley and Sonning Common.		
<b>Requirements</b>		<b>Estimated Ingoings</b>		
This pub requires an experienced couple with a strong food offer. A mine host approach is essential.  Applicants must have or be able to apply for a personal licence.		Circa £16,000 to include a security deposit (3 months of base rent), rent , service charge and insurance advance, stock, glassware, loose goods and training contribution. Fixtures & fittings are circa £25,000 (excl Vat) and working capital is circa £4,625.		
<b>Trade Volumes</b>	<b>2018</b>	<b>2019</b>	<b>2020 Covid</b>	<b>To 5.10.21 Covid</b>
Draught Beer and Cider (36 gallon units)	88.44	67.81	38.48	25.03
Packaged (litres)	335.34	297.04	66.28	0.27
Minerals (10 litres)	280.81	243.36	103.66	74.71
Spirits (litres)	160.30	117.70	48.95	33.90
Wines (litres)	2,329.35	2,381.90	1,151.20	577.25
<b>Estimating Turnover</b>	<b>Guide Rent</b>		<b>Terms</b>	
You will need to estimate the turnover you expect from the pub. The current barrelage is given to assist you with calculations, but you need to estimate the food sales.	£37,000 per annum payable weekly in advance by direct debit. Retail Price Indexation applies to rents.		Five year renewable tenancy agreements with an additional service charge that covers property insurance, servicing of heating and cellar cooling equipment etc. There is a full wet tie unless agreed otherwise.	
<b>Rateable Value</b>	<b>Licenses and Permits</b>		<b>Permitted Hours</b>	
Draft 2017 figure £37,000 Please contact the local authority to find out actual rates payable.	Sale of alcohol by retail for consumption on and off the premises, recorded music indoors		Mon – Thurs:11.00 - Midnight Fri & Sat: 11.00am – 01.00am Sun: 11.00am – 11.00pm	
<b>Timing</b>	<b>Next Steps</b>		<b>BDM Details</b>	
13 July 2022 or before by agreement.	Please view initially as a customer, then call us to register your interest & arrange an interview.		You can contact Gerard Winder on 07587 102260 for an informal chat about this property.	



### Energy Performance Asset Rating

More energy efficient

A+

Not zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66

This is how energy efficient the building is.

### Energy Performance Certificate

Non-Domestic Building



The Malsters Arms  
Rotherfield Greys  
HENLEY-ON-THAMES  
RG9 4QD

Certificate Reference Number:  
0992-9328-3630-8500-1503

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Technical Information

Main heating fuel: LPG  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 261  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 115.98

### Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built  
91 If typical of the existing stock

Brakspear have taken all reasonable steps to establish the accuracy of the information provided. No guarantee or warranty is given or implied of its sustainability as a guide to future performance of business at this property. Independent professional advice and assistance should always be sought in connection with the business in particular with regard to the interpretation of information and the preparation of any business plan.

W H Brakspear & Sons Ltd

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