

# Halfway Inn

**Bath Road, nr Newbury, RG20 8NR**

Freehold Public House For Sale



savills

## LOCATION

The Halfway Inn is located on Bath Road near Newbury, Berkshire. Newbury is a market town which is centred around a large market square and retained 15-18<sup>th</sup> century listed buildings. The town lies in the valley of the River Kennet, 26 miles (42 kilometres) south of Oxford, 25 miles (40 kilometres) north of Winchester, 27 miles (43 kilometres) southeast of Swindon and 20 miles (32km) west of Reading.

The property benefits from close proximity to the A34, which connects Winchester and Oxford. Built in the 18<sup>th</sup> century, is the site of a former toll-house, situated in the hamlet of Halfway. In terms of public transport, the Halfway Inn Bus Stop is located closely to the property, offering services to Newbury, Thatcham and Hungerford.



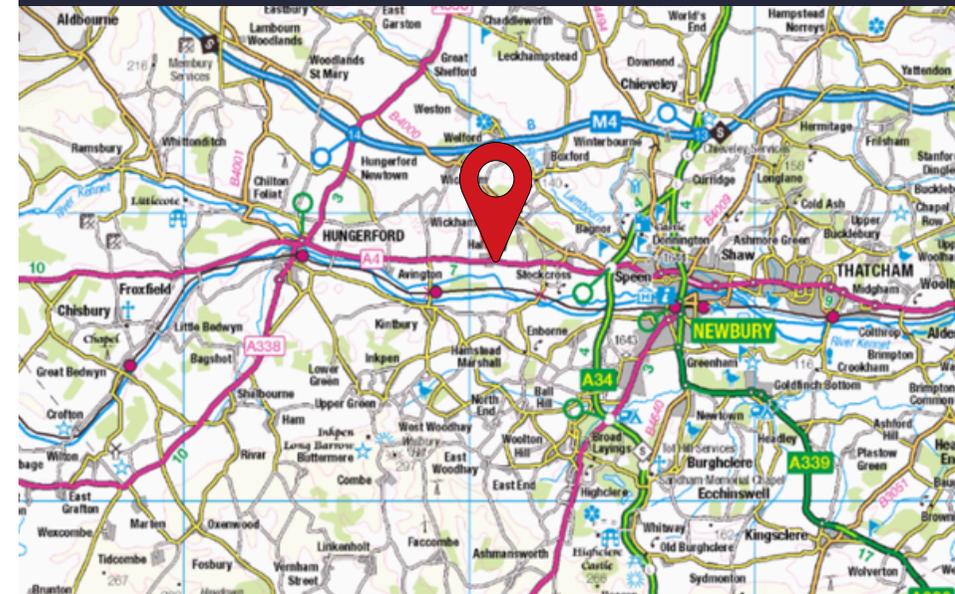
## KEY HIGHLIGHTS

- Freehold Public House For Sale
- Large site extending 1.045 acres (0.422 hectares)
- Property is arranged over three levels extending 4,295 sq ft (399 sq m)
- In excellent condition internally and externally (refurbished in 2024)
- Exceptional well located destination public house opportunity for an enterprising owner operator
- **Offers invited in order of £625,000**

STREET VIEW

BIRDS EYE VIEW

DRONE VIDEO



## PROPERTY DESCRIPTION

The property comprises a detached three storey Public House with painted elevations under a pitched clay tile roof.

The property sits to the front of the site with approximately 15% site coverage on a 1.045 acre (0.422 ha) site.

## ACCOMMODATION

### Basement

Cellar and stores.

### Ground Floor

The property recently underwent an attractive refurbishment in 2024, seeing redecoration to trade areas. Boasting traditional character, the ground floor benefits from flagstone flooring, a feature fireplace and exposed wooden beams.

The ground floor comprises of WC facilities near the entrance, following into the bar area is a “L” shaped bar servery. With relaxed seating, with loose sofas, tables and chairs. To the rear is a more formal dining area, with the capacity for approximately 70 customers. Also, a well maintained kitchen and pot wash area.

### First floor

The first floor comprises of three bedrooms, bathroom, utility room, kitchen and a further WC.

### Second Floor

The second floor comprises of a lounge and bedroom.

### External Areas

The property benefits from a spacious tarmacadam car park with approximately 35 spaces.

External trade areas include a raised area with loose tables and chairs for 40 customers, with a pizza oven and outdoor kitchen to the rear also. The pub also benefits from an attractive lawned area with loose picnic benches for 50 customers and a micro bar servery.

## PLANNING & CONSERVATION

We understand that the property is not listed or in a conservation area, but is situated in the North Wessex Downs (AONB). The property benefits from Sui Generis Public House Consent.

## SERVICES

We understand that gas is supplied by an external Calor Gas Storage and the property benefits from Mains Electricity and drainage via sewage treatment plant.



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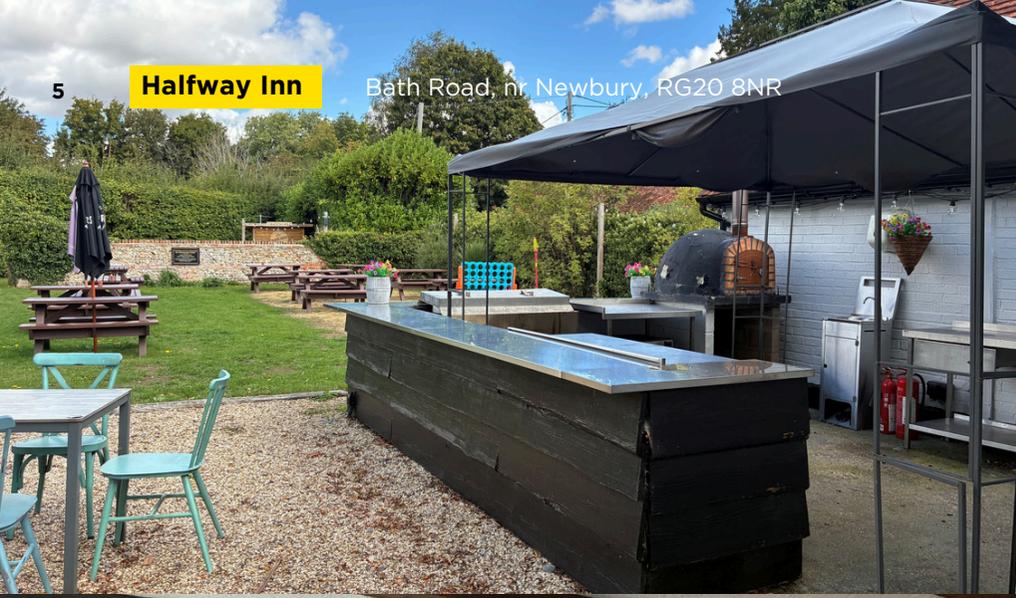
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**FIXTURES & FITTINGS**

The property will be sold in its current condition, including fixtures and fittings (less branded and leased items). No inventory schedule will be provided and instead all items left on the day of completion will be included.

**EPC**

C-71

**LICENSING**

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to operate from Monday to Sunday: 10:00am to 02:00am. We also understand that the pub operates under traditional hours.

**RATING**

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £23,700.

**GUIDE PRICE & TENURE**

Freehold (Title number BK140274). We are seeking offers in the order of **£625,000** plus VAT for the freehold interest. Vacant possession can be provided mid-January 2026. TUPE may apply.

**VAT**

VAT is applicable at the appropriate rate.

**VIEWING**

For a formal viewing strictly by appointment with Savills.

**AML**

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

**CONTACT**

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