



The Royal Oak, Kitter Green, Abbots Langley, WD5 0ET

### Summary

- Well Presented 2/3 Storey Character Property With Single Storey Additions
- Public Bar Seating 50, Dining Area Seating 40
- Large Trade Gardens On Both Sides Of The Pub Seating 150
- 4-Bedroom Owners/Staff Accommodation
- Well Established Business In A Desirable Location
- Customer Parking To The Front

**Leasehold: £80,000**



Viewing is strictly by prior appointment with sole agents  
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## Location

The Royal Oak is located off Gallows Hill Lane at the top end of the picturesque Kitters Green approximately 200 yards from Abbots Langley high street. Abbots Langley is a large village situated between Hemel Hempstead and Watford and close to St Albans, and is located just off junction 20 of the M25 motorway.

[Google Street View](#)

## The Property

The Royal Oak is an attractive character 2/3 storey detached property with single storey additions on both sides. Internally, the ground floor trade areas comprise of a public bar with stripped wooden flooring and an open fireplace seating up to 50. In addition, there is a separate dining area providing further seating for approximately 40 people. Ancillary areas include a catering kitchen and customer WC's. On the first floor there is 3-bedroom accommodation with a separate WC and bathroom, whilst on the 2nd floor there is a further bedroom as well as a sitting room and kitchen.

Externally, to one side is a part paved and part lawned beer garden with a jumbrella seating around 75 whilst on the other side is a further lawned beer garden with children's play equipment which also seats circa 75. To the front of the pub is customer parking for approximately 20 cars along with an outbuilding which houses the beer cellar and a walk in fridge .

An internal viewing is highly recommended to fully appreciate the property. For further information, please browse through the business website [www.royaloakabbotslangley.co.uk](http://www.royaloakabbotslangley.co.uk)



## Business

The Royal Oak trades as a traditional village pub and restaurant offering a wide selection of beers, ales, spirits and wines. The restaurant menu combines modern British cuisine with pub classics and daily specials with food served lunchtimes and evenings all set within a friendly and informal atmosphere.

The pub has good all week trade and is particularly popular at the weekends, the trade gardens are especially popular during the summer months. The dining area of the pub is also available for hire and hosts numerous parties and functions.

## Business Rates

The property is listed in the VOA business rates list as having a rateable value of £42,250 with effect from 1st April 2017.

## Trading Information

Trading information will be available to seriously interested parties following a formal inspection of the property.

## Tenure

Leasehold.

The property is held on a Star Pubs & Bars lease tied for beers and ciders. The current rent is £70,000 per annum.

## Planning

The property has A4 planning consent.

## Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Please note that the staff will transfer with the sale of the business in accordance with TUPE.



