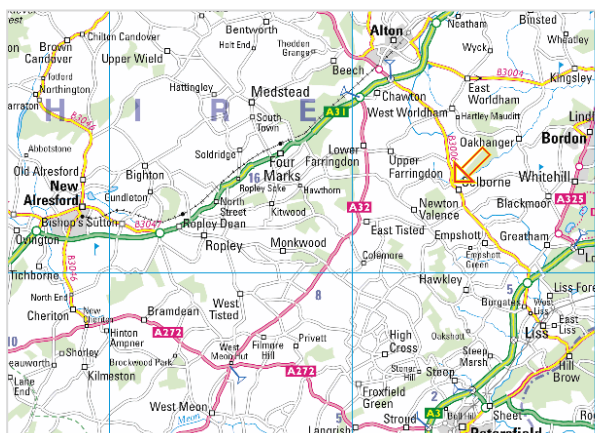


SOUGHT AFTER VILLAGE PUB WITH 7 HOTEL ROOMS, BEER GARDEN & CAR PARK **SELBORNE, HAMPSHIRE** LEASEHOLD PRICE REDUCED £99,000



- Character pub located on edge of South Downs National Park near cultural attractions
- Bustling and affluent village with good catchment and all year round visitors
- Bar and restaurant (100), large beer garden and car park with converted barn space (licensed)
- 7-bed and breakfast rooms plus 3-bed owner's accommodation
- 1:00am licence Friday and Saturday

THE QUEENS AT SELBORNE, HIGH STREET, SELBORNE, HAMPSHIRE, GU34 3JJ



Location

Selborne is an attractive village located on the B3006; a well used road that links Alton (4.8 miles) to the north and the A3 and Petersfield (8.7 miles) to the south. Winchester (21.2 miles) is to the west. The village attracts a variety of visitors throughout the year being on numerous walking routes and a hub for countryside pursuits. Within the village is the cultural attraction, [Gilbert White's House](#), museum and gardens and St.Mary's Church. Within 4 miles is Jane Austen's House Museum. For Google streetview [click here](#) .

Property

A detached period property of brick construction of three storeys from street level with single storey conversions to the side and rear under pitched and flat roofs. Ample grounds surround the property. There is car-park space for around 22 plus 15

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Trading Areas

The business trades on the ground floor and comprises of restaurant (56), bar (22) and lounge (22). Ancillary spaces include trade kitchen, customer WCs and cold room. There is a large beer garden to the rear and courtyard to front with converted barn (we understand is fully licensed).

Accommodation

First floor: 5 x en-suite bedrooms. Second floor: Family Suite comprising 2 x bedrooms with bathroom. Separate owner's accommodation comprises 3 x bedrooms and shower/WC room.

The Business

The Queens at Selborne is a privately owned business that was substantially refurbished in 2011. This versatile pub attracts customers from within the local Hampshire catchment and from further afield; rooms are at 100% occupancy until September on Friday and Saturday highlighting weekend break appeal. Proximity to the local church generates further business; the pub has a large garden and is permitted to carry out events 28 days a year in a field to the rear. The outside barn is part-fitted and was historically used as a deli. There is scope for private dining and functions. The sales split for the period February-December 2013 was food 54%, drinks 32% rooms 14%. Financial details available on request.

Licensing

There is a premises licence in place from East Hants District Council that permits the sale of alcohol Sunday-Thursday 10:00-00:00 and Friday-Saturday 10:00-01:00. The business is closed on Monday.

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

We understand the premises are held on the remainder of a 10 year FRI Punch Taverns lease from 17.02.2011 at a passing rent of £56,000pax. We understand that rent reviews are every 5 years with the next in 2016, with annual RPI adjustment. The lease is tied on all products except wines, spirits and RTDs and discounts apply. The current Rateable Value is £18,000 with rates payable around £8,500pa. Suitable security will be required in accordance with the lease terms.

Premium

Reduced to £99,000 from £125,000.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit 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.

Viewing

Via sole agents Davis Coffey Lyons. Please contact:
Chris Bickle
T 020 7299 0706
E cbickle@daviscofferlyons.co.uk

Energy Performance Certificate

A copy of the EPC is available upon request

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