

# The White Horse Sandhurst Lane, Longhurst Lane, Sandhurst,

Auction Guide Price +++ £190,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- DOWNLOAD FREE LEGAL PACK
- · VIDEO TOUR NOW ONLINE
- · VIEWINGS REFER TO DETAILS
- · MAY LIVE ONLINE AUCTION
- · FREEHOLD DETACHED COMMERCIAL
- · FULLY LET £30K PA
- · LARGE RIVERSIDE PLOT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold DETACHED COMMERCIAL INVESTMENT on RIVERSIDE PLOT ( 0.7a ) operating as CHINESE RESTAURANT producing £30k pa with scope for DEVELOPMENT stc

## The White Horse Sandhurst Lane, Longhurst Lane, Sandhurst, GL2 9NG

#### **Accommodation**

#### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | The White Horse, Sandhurst Lane Longhurst Lane, Sandhurst, GL2 9NG

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30 Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer Registration is a simple online process - please visit the Hollis Morgan auction website and click "REGISTER TO BID"

#### **GUIDE PRICE RANGE**

The vendors have issued a guide price range of £200,000 - £250,000

#### THE PROPERTY

A Freehold substantial detached commercial premises (3464 Sq. Ft.) with large plot (0.7 acres) and car park located on the banks of the River Severn. The property operates as a ground floor restaurant with a 5 bedroom flat on the first floor

Sold subject to existing tenants.

Tenure - Freehold

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

#### THE OPPORTUNITY

COMMERCIAL INVESTMENT | £30k pa

The property is occupied by a Chinese Restaurant ( ww.thewhitehorsechineserestaurant.co.uk) who have 3 years remaining on a 21 year FRI lease generating £30,000 pa Please refer to online legal pack for details of lease.

#### DEVELOPMENT

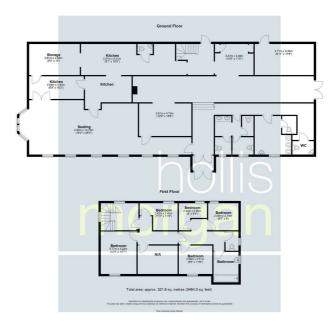
The large plot and existing buildings offer scope for a range of development opportunities subject to gaining the necessary consents.

Please note VAT is payable on the purchase price

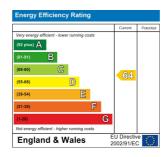
#### LOCATION

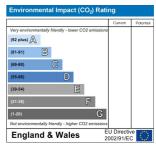
Located approximately two miles from the historic Gloucester City Centre, the village of Sandhurst is ideally situated for those seeking a rural position with the benefit of being a short distance from city amenities. Sandhurst also offers fantastic commuter links to Tewkesbury and Cheltenham aswell. With various countryside walks, active Cricket ground and village hall offering a weekend 'bar,' alongside a regular bus route, the village community is perfect for families, working professionals and those seeking a rural position.

### Floor plan



#### **EPC Chart**







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### **Auction Property Details Disclaimer**

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