

LAMB INN

2 Hightown Road, Ringwood, BH24 1NW



Key Highlights

- Freehold public house for sale
- Located on busy thoroughfare road into Ringwood Town
- Approximate GIA of 5,414 sq ft (503 sq m)
- 7 ensuite bedroom accommodation
- Offers invited
- Of interest to pub and other commercial operators

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
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Location

The Lamb Inn is located to the south of Ringwood town centre and comprises of a public house occupying a corner position on Christchurch Road at the junction of Hightown Road.

The town is located in south west Hampshire, situated on the River Avon, close to the New Forest. At the 2011 census, the town had a population of 13,943 persons.

The property is easily accessible by the A31 and A338 highway. The nearest train station is Hinton Admiral, which is approximately 9 miles (14km) to the south. Bournemouth is less than 30 minutes away, which can be accessed via the A338.

The immediate area is predominantly residential with some commercial uses nearby.

Description

The Lamb Inn comprises a traditional public house arranged over three storeys, with painted elevations under a pitched tiled roof.

Upon entering the property at street level there is a breakfast / dining room to the right (16 covers) and pool table with seating (10 covers) to the left.

Beyond this is a u-shaped bar servery with 15 stools, and main public bar area with seating arranged across loose tables and sofas (27 covers) and darts area (4 covers). To the right of this is a kitchen and dry store and first floor access.

To the rear of the ground floor, additional seating is provided (10 covers) with access to the rear car park, along with Gents and Ladies WC facilities.

The first floor comprises a laundry area, two twin bedrooms, a double bedroom, and double bedroom with kitchenette, all with en-suite bathrooms.

Second floor level provides a separate one bedroom flat with kitchen and shower.

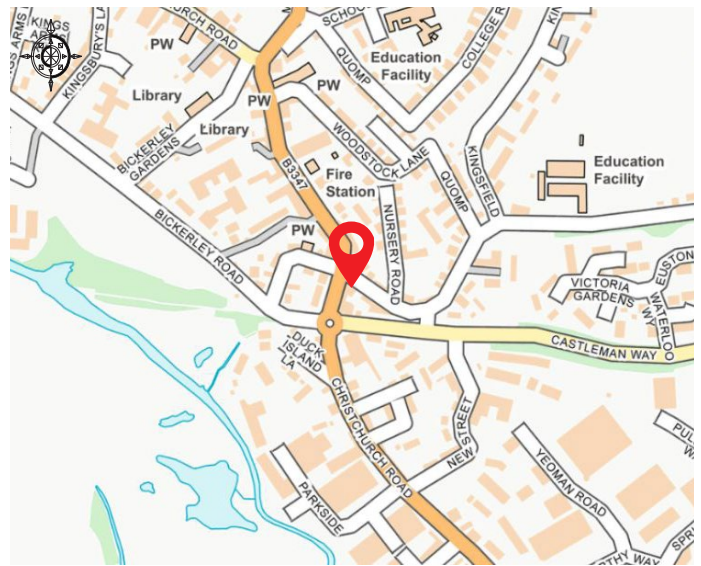
Externally, to the rear of the property is a small tarmac car park (7 spaces) and additional accommodation providing two twin rooms with en-suite bathrooms. To the rear of the external area is a decked seating area (10 covers) and smoking shelter.

Fixtures & Fittings

All trade fixtures and fittings left on the day of completion will be included in the sale. No inventory schedule will be provided.

Tenure

Freehold with vacant possession on completion.



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Price

Offers are invited for the freehold interest.

Planning

The property is not listed, nor is it located within a conservation area. The local authority is New Forest District Council.

Licensing

The public house benefits from a premises license and we understand the property trades under traditional hours.

Rating

The subject property is on the 2017 Rating List, with a Rateable Value of £13,000. Please check www.voa.gov.uk for up to date information on rates payable.

Energy Performance Certificate

The property has an EPC rating of C-67, and will be provided to interested parties upon request.

Viewings

Viewings can be made by appointment with Savills.

Contact

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