

FOR SALE FREEHOLD PUBLIC HOUSE WITH LETTING ROOMS £650,000 PLUS VAT

THE GEORGE & FALCON

Warnford Road, Warnford, Nr Southampton, Hampshire, SO32 3LB



Key Highlights

- Substantial 6-letting bedroom detached roadside public house
- Prominent location in affluent South Downs National Park village
- Property extends to approx. 7,095 FT² and set in a 1 acre plot
- Spacious internal customer areas (120+)
- Variety of external customer areas (100+) adjacent to River Meon
- Benefits from a good sized car-park (50 spaces)

VIRTUAL TOUR AVAILABLE HERE

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Location

The George & Falcon is located in the Hampshire village of Warnford in the South Downs National Park. The historic City of Winchester is 12 miles north-west (typical journey time 30 minutes) with Petersfield 10 miles east (20 minutes). The property benefits from a prominent location on the A32 which connects Wickham to the A31 and numerous attractive and affluent villages across the National Park. The property is at the foot of Old Winchester Hill Nature Reserve and on a popular cycle route and is close to West Meon, home of the Thomas Lord P/H. The area is administered by Winchester City Council.

Description

A detached two storey public house of mainly brick construction with living and letting accommodation on the upper floors under a pitched tile roof. There are two single storey wood frame extensions to the rear under pitched bitumen coverings and a detached single storey outbuilding. The property benefits from extensive external areas and car park within a plot of approximately 1.071 acres (0.43 hectares).

Trade Accommodation

The ground front entrance leads directly to a prominent L-shaped bar servery with multiple seating areas (88 seats). Located to the rear are two separate raised dining rooms (32) with direct access to the decked patio. The internal areas provide a great deal of flexibility with scope for more seats if required (approximately 175+).

Ancillary space includes a good sized trade kitchen with storage, wash-up and refrigeration areas. There are two sets of ladies and gents WCs located to each side of the property.

Living Accommodation

The six en-suite letting bedrooms are located on the first floor and benefit from direct internal and external access. Manager's accommodation is located at the attic level and arranged to provide two bedrooms, kitchen-reception and bathroom.

External Areas

Located to the west of the property is a single storey detached outbuilding which is used as a beer cellar and store.

Customer seating is available to the front (24), on a raised deck area to the rear (30) and garden (scope for 100+) which is bordered by the River Meon. Tarmac car park areas are located to the side and rear (50 spaces).

We understand the property has the following Gross Internal Areas:

FLOOR	FT ²	M ²
Ground Floor	4580	425
First Floor	1789	166
Second Floor	726	67
Total	7095	659

Virtual Tours

Please click on the links below for 3D Matterport tours

Ground Floor — [Click Here](#)

Upper Floors — [Click Here](#)

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Tenure & Price

Freehold. The guide price is £650,000 with vacant possession upon completion. We understand that there will be no staff transfer.

VAT & SDLT

We anticipate that VAT and Stamp Duty Land Tax will be payable at the going rate. In case of a TOGC, please seek independent advice.

Services

We understand that mains electric and water are connected with septic tank and LPG on site.

Business Rates

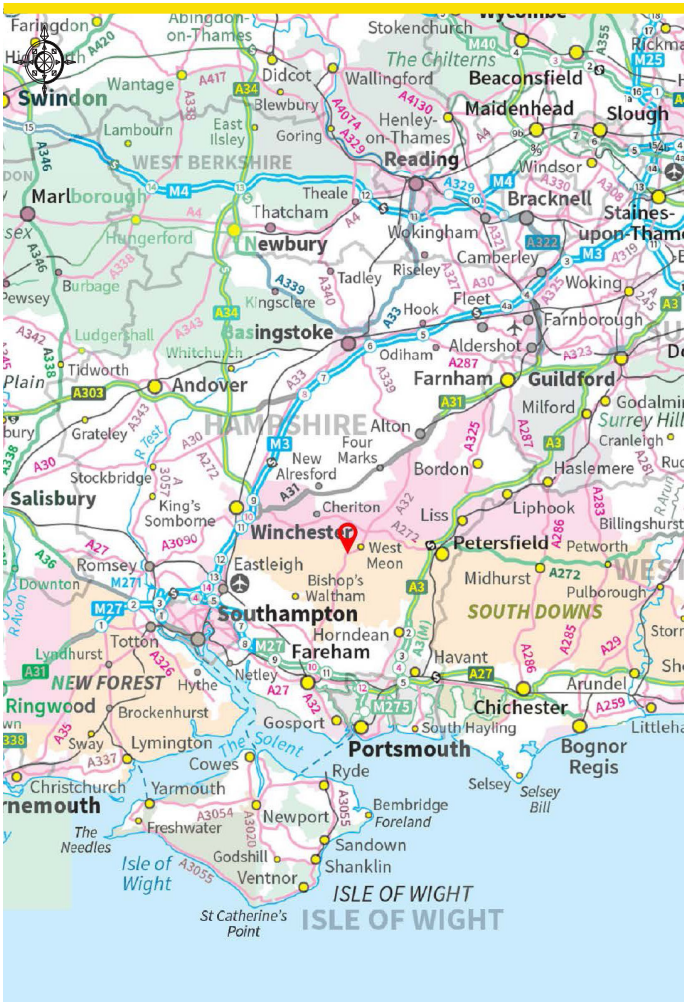
The 2023 Rateable Value is £14,000 (this is not the rates payable, please check voa.gov for details).

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Planning

The property is Grade II listed but is not located within a Conservation Area (the closest being West Meon) and is not in Green Belt or AONB. We understand the established planning use is Sui Generis (public house).

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Sunday 10:00 – 00:00

Fixtures & Fittings

Fixtures and fittings which are in the absolute ownership of the vendor and in situ on completion are included

within the sale. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Rating

C-58.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewing

All viewings must be arranged strictly by appointment with the sole letting agents Savills. Please do not approach the business or staff direct.

Contact

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