

THE ROLL CALL

Woolston Road, Netley, Southampton, SO31 5FJ



Key Highlights

- Freehold Public House For Sale
- Development potential (STP)
- Guide Price £595,000
- Approximate site area of 0.56 acres (0.23ha)
- Approximate ground floor GIA of 1,756 sq ft (163 sq m)

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Location

The Roll Call public house is located on Woolston Road in Netley.

Netley is a village on the south coast of Hampshire. It is situated south-east of the city of Southampton, and flanked on one side by the ruins of Netley Abbey and on the other by Royal Victoria Country Park.

The wider Southampton area is close to the New Forest and it lies at the northmost point of Southampton Water, at the confluence of the River Test and Itchen, with the River Hamble joining to the south.

The immediate vicinity is predominantly residential.



Description

The Roll Call comprises a site of 0.56 acres (0.23ha) and is generally regular in shape with an even topography.

The property comprises a two storey building with traditional brick elevations under a pitched tile roof. There is a single storey extension at the side elevation under a flat roof.

Fenestration is mixed with wooden frame and metal crittall windows.

Internally, at ground floor level is an attractive restaurant area and public bar (75 covers) with an approximate floor area of 1,765 sq ft.

At first floor level is 3 bedrooms, a bathroom, lounge and kitchen.

Externally there is seating for approximately 100 patrons across loose tables and benches at the front and rear of the property along with an enclosed private garden.

The car park is located to the side of the pub and has space for approximately 30 cars.



Tenure

Freehold with vacant possession.

Planning

The Local Authority is Eastleigh Borough Council. We understand the property currently benefits from Sui Generis use and is not a listed building, nor is it situated in a conservation area.

In our opinion, we believe the site offers scope for redevelopment to residential housing or apartments, subject to planning.



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Image taken prior to closure



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Licensing

The property benefits from a premises licence permitting the sale of alcohol Monday to Saturday 10:00am to 11:20pm and Sundays 12:00pm to 10:30pm.

Rating

The subject property is on the 2023 Rating List with a Rateable Value of £26,000. Please check www.voa.gov.uk for up to date information on rates payable.

Price

Offers in the order of £595,000 are invited. VAT is also applicable.

Sale Conditions

Each party is to be responsible for their own costs incurred in this transaction.

The Purchaser will be required to pay an abortive legal fee deposit of £5,000 (to be held by the Seller's solicitor) prior to the release of the legal package.

The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period,

the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.

The Seller will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable to show good title (assuming any issue raised is not able to be covered by title indemnity insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.

Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.

Completion to be 15 working days thereafter.

Energy Performance Certificate

D-90.

Viewing

Viewings can be arranged by appointment with Savills.

Contact

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