

THE MANOR HOUSE

43 COURT LANE, PORTSMOUTH, HAMPSHIRE, PO6 2LJ

**SUBSTANTIAL PUBLIC HOUSE WITH EXTERNAL AREAS & LIVING ACCOMMODATION
ALL ENQUIRIES**





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HIGHLIGHTS INCLUDE:

- Substantial detached licensed public house
- Prominent location in north Portsmouth suburb
- Approximate gross internal area 7,084 FT² (658M²) within a plot of 0.5 acres
- Internal seating for approximately 118 customers
- Benefits from four-bedroom living accommodation
- External areas include car-park and trade garden
- Available on new lease terms (rental offers invited)

LOCATION

The Manor House is located in the built-up residential suburb of Drayton approximately 4.0 miles north of Portsmouth city centre and 0.6 miles east of the suburb of Cosham and closest mainline rail connection. Drayton is well served by an extensive road network with the arterial M27, M275 and A3(M)/A397 less than a mile to the south-east. IBM's North Harbour regional HQ is located 1.6 miles to the west. Cosham has an estimate population of 14,444 (2021 census) with the Portsmouth city 208,400 (ONS mid-2022). The area is administered by Portsmouth City Council.

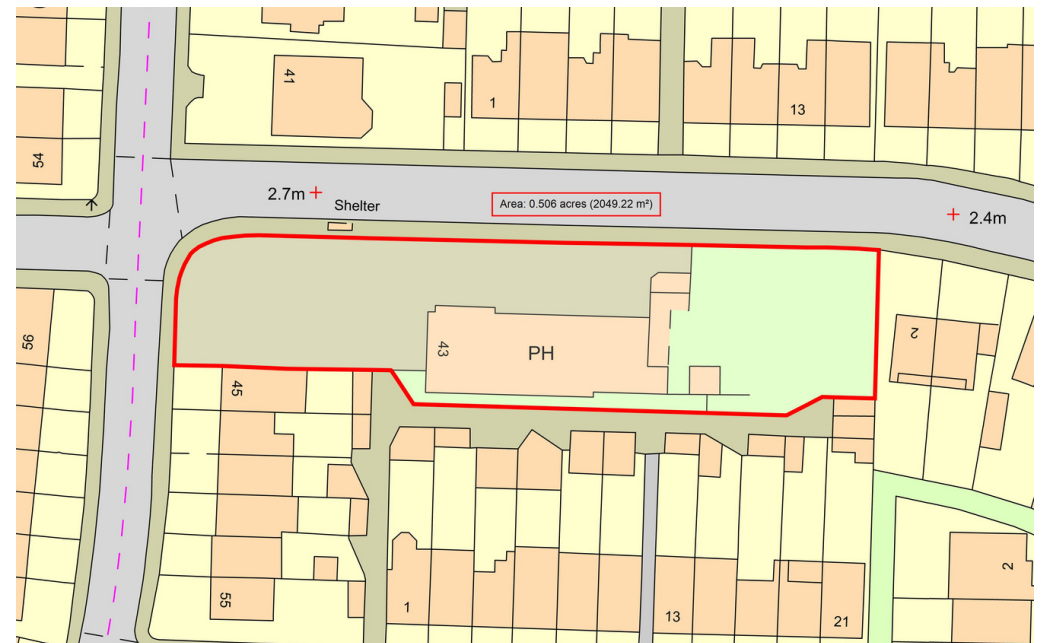
DESCRIPTION

The Manor House is a substantial detached two storey public house property which we understand dates back to the 1930s. The building is of brick construction under a multi-pitched tile roof with single storey tile roof and flat roof extensions to the rear and side. The property benefits from external car parking and a trade garden and sits within a plot of a approximately 0.5 acres (2,049 M²).

Trade Accommodation

Internally, the open plan customer trading areas are located at ground floor level and are accessible from the front elevation. The trade areas benefit from a good floor to ceiling height creating a spacious environment. The trade areas are finished to a good standard with a prominent bar servery in the centre.

The property is arranged as follows (with seats highlighted); Pool room (36), mid-section bar-restaurant (20, main bar and dining area (50) and snug room (12). Located to either side of the property are two sets of ladies' and gentlemen's WCs with an accessible WC available.



Ancillary areas include trade kitchen and wash-up area, storage and manager's office. Basement accommodation is also provided.

Living Accommodation

The property benefits from extensive living accommodation comprising four bedrooms, reception, kitchen and bathroom.

External Areas

Located to the front and side of the property is a tarmacadam car-park for approximately 19 vehicles, four EV charging points and two accessible spaces. There is a generous garden space to the east of the property which is mainly laid to lawn with bench seating for approximately 120 customers and two children's play areas. We understand the property has the following Gross Internal Areas:

FLOOR	FT ²	M ²
Ground Floor	4,188	389
First Floor	2,072	192
Basement	824	77
TOTAL	7,084	658

THE BUSINESS

The public house historically traded as a corporate managed business operation. No financial information will be provided or warranted.

TENURE & PRICE

Leasehold: Rental offers are invited for the benefit of a new Full Repairing and Insuring lease on standard terms. Suitable security will be required which will include a rent deposit. Vacant possession upon completion. We understand that there will be no staff transferred.

VAT

We anticipate that VAT will be payable at the going rate.

SERVICES

We understand that mains electric, gas and water are connected.



BUSINESS RATES

The 2023 Rateable Value is £44,000 (this is not the rates payable). The 2023/2024 standard multiplier is £0.512. Please check voa.gov for details.

PLANNING

The property is not listed nor located in a conservation area. 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: Friday and Saturday 11:00 - 23:59 and Sunday to Thursday 11:00 – 23:00.

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 CERTIFICATE

The property has an EPC rating of C-68.

MONEY LAUNDERING

Money Laundering Regulations may require Savills to conduct checks upon all purchasers or tenants with a requirement to provide valid proof of identity and residence.

VIEWING

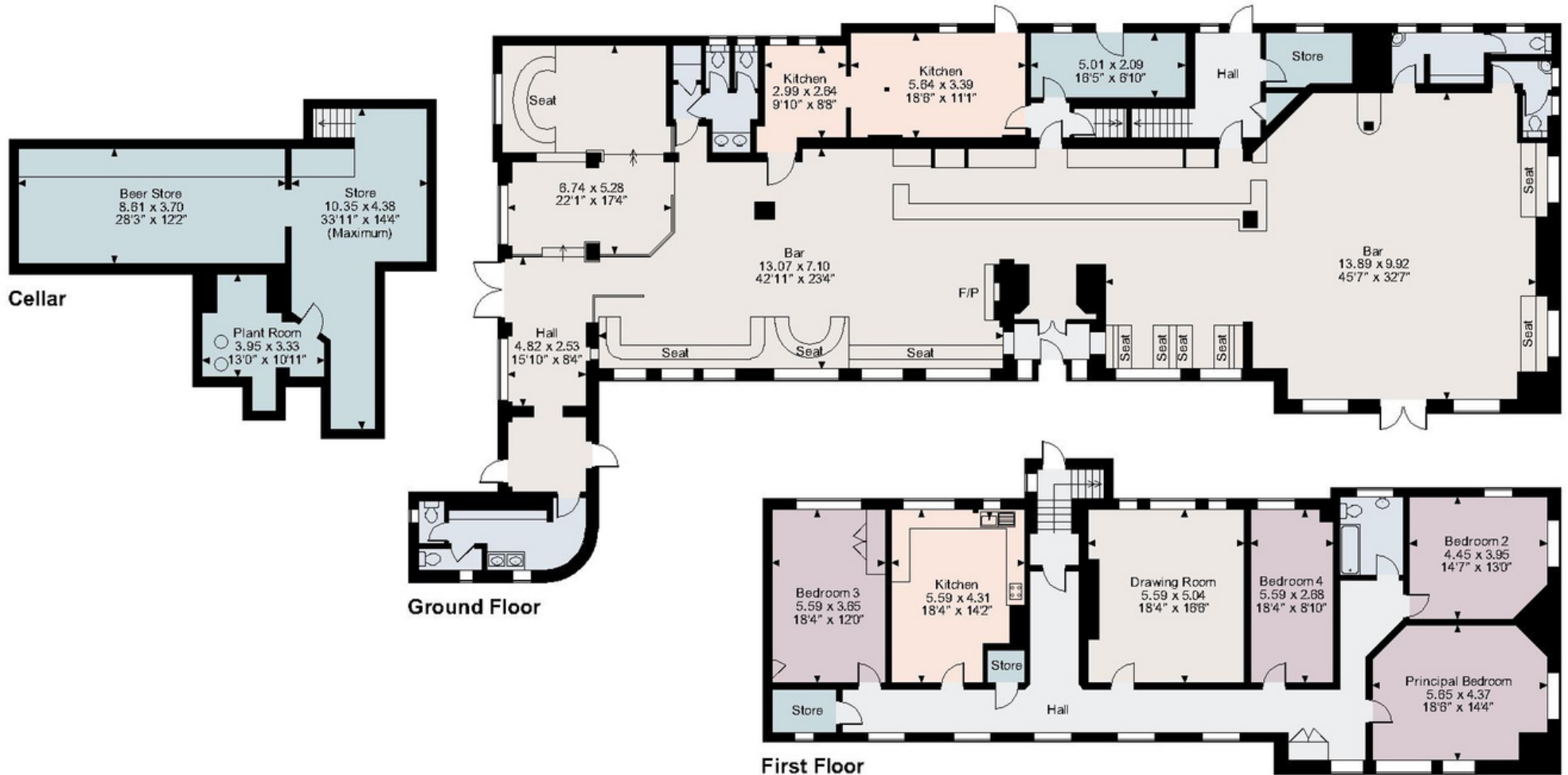
The property is currently closed to trade. All viewings must be arranged strictly by appointment with the sole agents Savills.

PHOTOGRAPHY

Please note that some images within the brochure were taken whilst trading in November 2023. The drone image reflects the current external condition in December 2023.



Ground Floor gross internal area = 4,188 sq ft / 389 sq m
 First Floor gross internal area = 2,072 sq ft / 192 sq m
 Total gross internal area = 7,084 sq ft / 658 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



MANOR HOUSE

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GREAT PINT GREAT PRICE
CARLSBERG
£3.59

network you
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