

MILL ARMS BARLEY HILL, ROMSEY, SO51 0LF



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**



MILL ARMS
COUNTRY PUB & DINING

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BAR & DINING

ARRIDGE CHURCH
LOGGERSLEY
SOUTH TOWNLEY
BRIDGEMAN
THE WILLOWS

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Dunbridge Mill Limited
- Property arranged over ground and first floors on large 0.71 acre site
- Current rent of £81,204 per annum
- Lease expires August 2027
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,150,000 (6.7% NIY)**

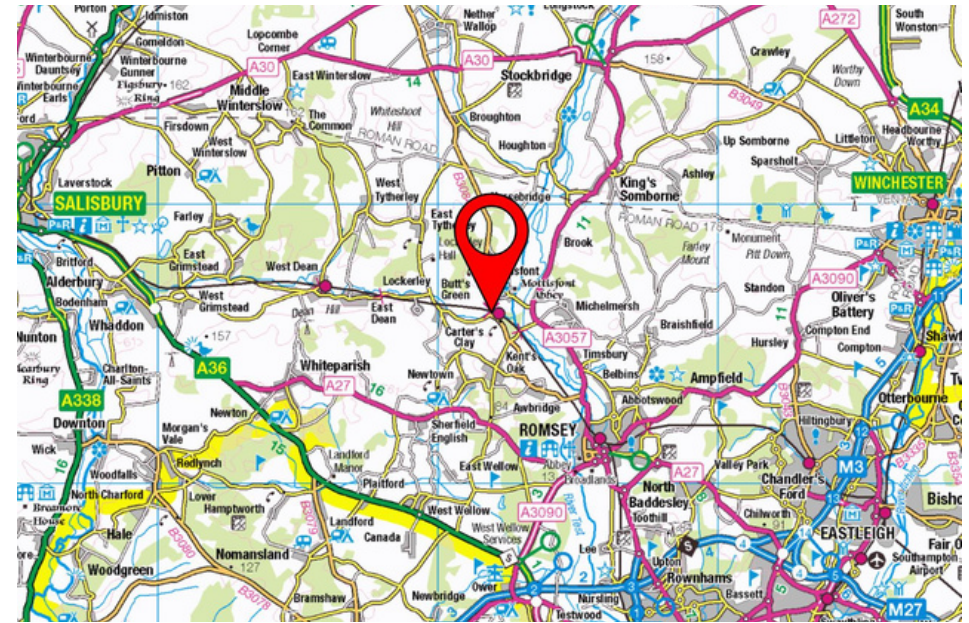
LOCATION

Located in the Test Valley hamlet of Dunbridge in the county of Hampshire, 4.0 miles (6.4 kilometres) north of Romsey, 8.0 miles (12.8 miles) south of Stockbridge and 16.0 miles (25.6 kilometres) west of Winchester.

The Mills Arms is situated at the intersection between Lockerley Road and Barley Hill on the periphery of the built up area, immediately opposite the local railway station. There are some residential properties neighbouring the property. Mottisfont Abbey visitor attraction is also close by.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted rendered elevations beneath a pitched and hipped roof.



ACCOMMODATION

Ground Floor: The ground floor provides a traditional pub trading area with a central bar servery and seating for 54 customers on loose tables and chairs. In addition there is a conservatory with seating 20 customers and a separate skittle alley with its own bar accommodating for up to 120 customers. Ancillary areas include a trade kitchen, customer WC's and a separate cellar.

First Floor: The first floor comprises six en-suite letting bedrooms and a three bedroom manager's flat with two bathrooms, living room and kitchen.

Externally: There is an enclosed customer area to the side of the pub with seating on loose tables and chairs for 54 customers. There is car parking to the front and rear of the pub for 36 vehicles.

TENURE

The property is held freehold (Title Number HP438989).

TENANCY

The entire property is let to Dunbridge Mill Limited on a 10 year lease from 15 August 2017 at a current rent of £81,204 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £17,884 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

D-90

TERMS

We are instructed to invite offers in excess of £1,150,000 (6.7% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

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



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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