

THE ARTILLERY ARMS

HESTER RD, SOUTHSEA, PORTSMOUTH, SOUTHSEA PO4 8HB

VACANT PUBLIC HOUSE FREEHOLD FOR SALE

savills



ARTILLERY

The ARTILLERY Arms

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PIZZA
TOMPEY

SKY

HIGHLIGHTS INCLUDE:

- Traditional wet-led public house
- 1.2 miles from Fratton Park Stadium
- Excellent transport links for accessibility via bus, road, and rail
- Densely populated area with over 22,000 residents within a 1 km radius
- 3 bedroom manger's flat
- Includes a garden with seating, a gazebo, and six parking spaces

LOCATION

The Artillery Arms is situated on the corner of Hester Road in the Southsea district of Portsmouth. This traditional pub is located in a residential neighbourhood approximately 1 mile (1.6 km) from the Portsmouth Historic Dockyard and about 0.5 miles (0.8 km) from the Southsea seafront. It is also 1.2 miles (1.9 km) from Fratton Park, the stadium of Portsmouth Football Club, making it a convenient spot for fans on match days.

The area is well-served by local transport, with several nearby bus routes. The main road connecting the M27 motorway is about 2 miles (3.2 km) away. This proximity to key transport links facilitates easy access to and from the pub.

Portsmouth has a population of approximately 238,137, and within a 1 km radius of The Artillery Arms, there is a population of 22,344, confirming the dense residential nature of the area. The closest railway station is Portsmouth, offering services to major cities, including London. This mix of amenities and accessible location makes The Artillery Arms a focal point in the Southsea community.



DESCRIPTION

The Artillery Arms is a two-storey brick building spanning 0.149 acres (0.06 ha) with a rendered and painted yellow exterior with exposed brick at a lower level. It features large ground-floor windows and a traditional black canopy over the main entrance. The first floor comprises mainly single glazed framed fenestration and the building's signage is prominently displayed on the façade.

INTERNAL DESCRIPTION

Upon entering the building there is a U-shaped bar servery and the pub is traditional in style with a number of interconnecting areas with a capacity of 35 covers and 17 seats around the pool table and the darts area. The pub has two pool tables and a dedicated space for darts in a neighbouring location. Adjacent to one of the pool tables are male and female toilets, while an additional sizeable male WC is conveniently situated near the darts area. The property also features a small kitchen and a bathroom at the rear.

LIVING ACCOMMODATION

The manager's flat is on the first floor and includes three bedrooms, a bathroom, a kitchen, and a large living room.

FLOOR AREAS

The property has the following approximate gross internal floor areas:

FLOOR	SQ. M	SQ. FT
Cellar	57	613
Ground Floor	154	1,657
First Floor	76	818
Total	287	3,088

EXTERNAL AREAS

The property includes a garden with six picnic benches and a wooden gazebo. Six parking spaces are available at the front, with additional free street parking nearby.



PLANNING

The property is designated with sui generis use as a pub. It is neither a listed building nor situated within a conservation area, and it is also not in a flood zone.

GUIDE PRICE

We are seeking £450,000 for the Vendor's freehold interest.

VAT

The above guide prices are excluding VAT, if applicable.

LICENSING

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol Monday through Thursday from 10:00 to 00:00 and Friday through Sunday from 10:00 to 01:00. Other licensable activities are also permitted.

EPC

The EPC has been commissioned and can be given to parties upon request.

BUSINESS RATING

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £25,500. Please check with the VOA for the most up-to-date information on all rating matters.





VIEWINGS

External viewings are advised in the first instance. A more formal viewing can be arranged by appointment with Savills.

MONEY LAUNDERING

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



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