



INN THE PARK

ABBEY MILL, WINCHESTER, HAMPSHIRE, SO23 9LH

CONFIDENTIAL LEASE ASSIGNMENT

savills



HIGHLIGHTS INCLUDE:

- Highly sought after character restaurant property in Winchester City Centre
- Former mill building with waterside vantages
- Multi-level trading areas with 134 dining covers plus 22 lounge seats
- 56 external seats on terrace and portico
- Well established fully fitted trading business with scope to develop further
- Lease assignment with premium offers invited

LOCATION

Inn The Park is located in the historic city of Winchester, 65 miles south west of London and 13 miles north of Southampton on the western edge of the South Downs National Park. The city has a population of 45,184 and the wider City of Winchester district is 116,800 (2011 Census).

This property occupies a prominent position in the green space of Abbey Gardens and is visible from The Broadway, one of the main entrances to the City Centre, less than 120 metres to the north. The gardens are also easily accessible from Winchester Cathedral (350 metres west) and Colebrook Street Car Park. Located close by is the Guildhall, Shoal Restaurant and Winchester City Council offices. The property sits on a waterway from the nearby River Itchen. Immediately to the front is the revamped Abbey Gardens Play Area.

The property is within the administration of Winchester City Council.

PROPERTY DESCRIPTION

A character detached building of brick construction of two and three storeys under a pitched tile roof with flat roof extension to the rear. Located to the east corner is a single storey "garden temple" (portico) of four columns under a multi pitched slate and part flat lead roof.

The property sits on a plot of approximately 0.118 acres.



COMMERCIAL DESCRIPTION

The restaurant has three distinct trading areas located at lower ground and upper ground floors accessible from a ground floor reception and via two open stairwells.

Lower Ground: Facing the open kitchen is The Grill Room (34 covers) which benefits from double-ceiling height and feature glitter ball. The Mustard Room provides a more intimate dining area (40) with low-level views of the waterways outside. Ancillary space includes kitchen, storage and access to rear service yard.

Upper Ground: Main bar-serverly provides stool and table seats (20) leading to the Wine Room (42) which has further lounge seats (22) and benefits from a vaulted ceiling and views down to The Grill Room. Ancillary space includes cold room, storage, customer and staff WCs. To the rear is a spiral staircase and circulation areas.

First Floor: Comprises a function/multi-purpose room (20), office, staff changing and plant room.

Features include an accessible lift between the trade floors.

EXTERNAL AREAS

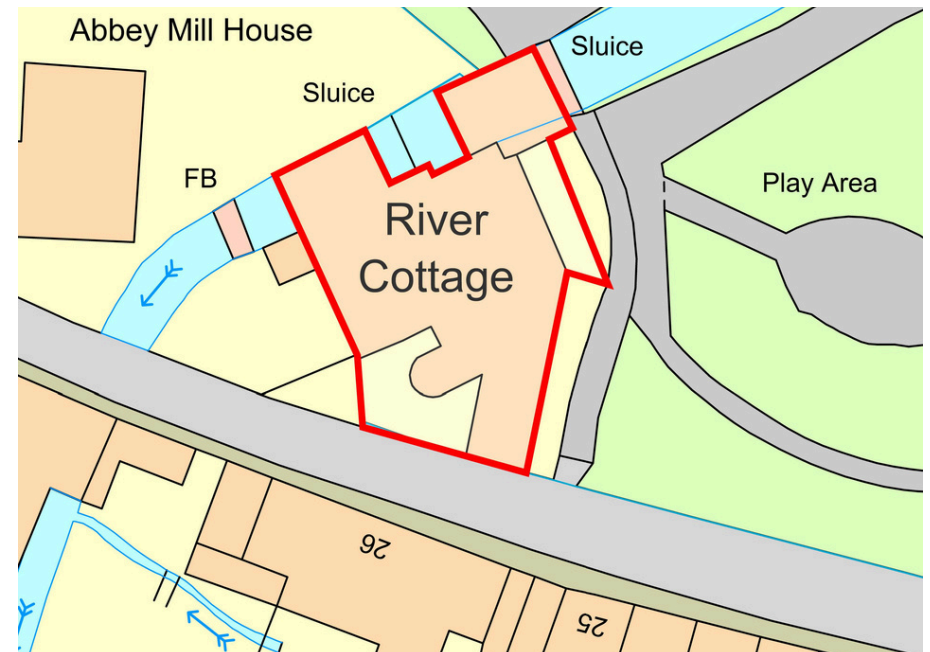
Located to the front entrance is an imposing portico (16 seats) which overlooks the waterway and terrace section (40).

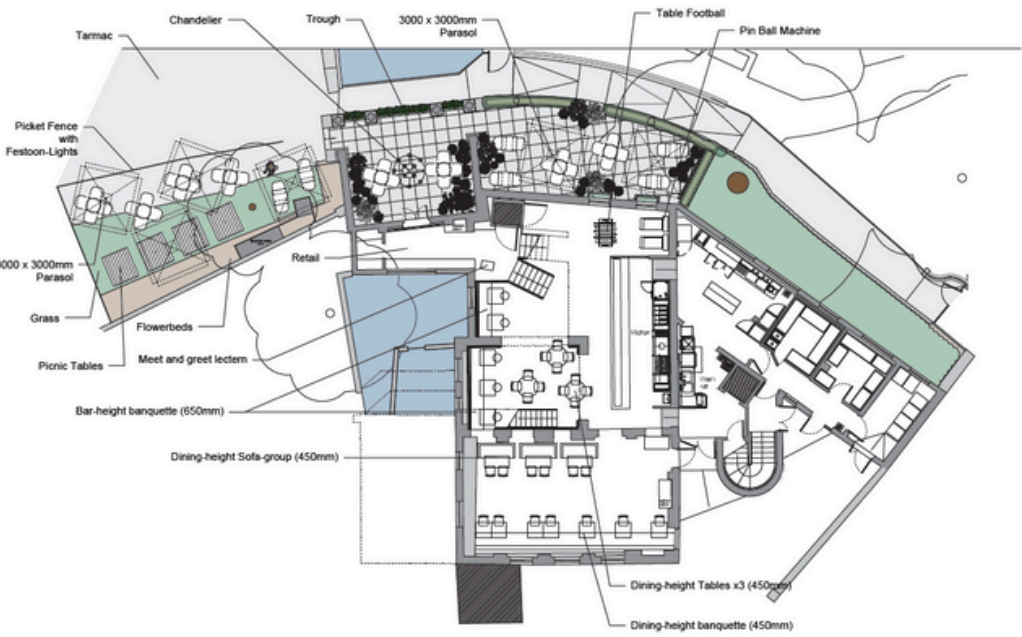
Floor	Use	GIA (M2)	GIA (FT2)
Lower Ground	Front of House (FoH) Open Kitchen & Restaurant	165	1,776
Lower Ground	Back of House (BoH) Kitchen & Ancillary	86	926
Upper Ground	FoH Open Bar & Restaurant	157	1,690
Upper Ground	BoH Ancillary	92	990
First	Office, Function Room & Plant	105	1,130
Total		605	6,512
External	Portico & Terrace	72	775

VIRTUAL TOUR

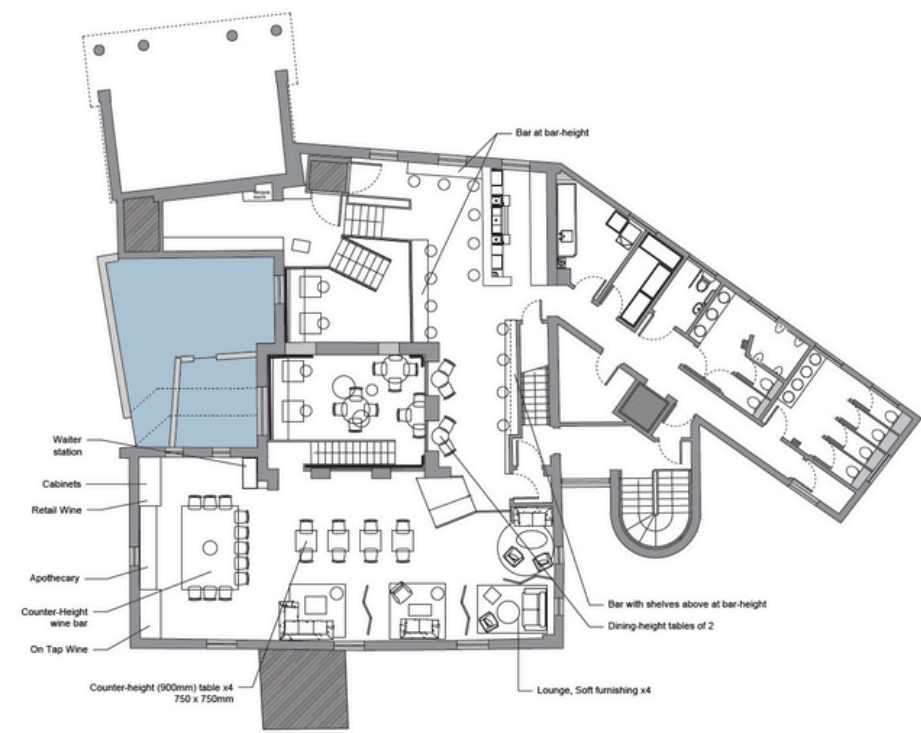
Please click on the link below to explore Inn The Park using

[Matterporthttps://matterport.com/discover/space/E1G6j5mymr](https://matterport.com/discover/space/E1G6j5mymr)

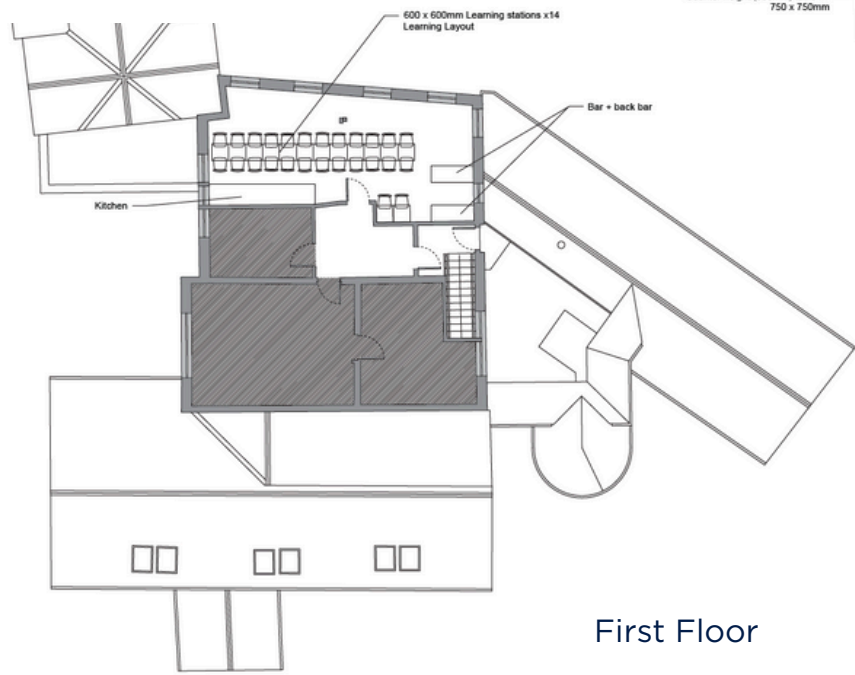




Lower Ground Floor
 N.B: The external area to the left of the portico was not implemented.



Upper Ground Floor



First Floor

Floor Plans are not to scale and fully representative of the current layout.



THE BUSINESS

Inn The Park is privately owned and opened in March 2021. The business has built a reputation as one of Winchester City Centre's most popular eating and drinking out venues. The property is available for exclusive hire for weddings and hosts numerous events throughout the year. Financial information is available to seriously interested parties.

PLANNING & CONSERVATION

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Commercial Use Class E (restaurant) use. We recommend parties satisfy themselves on these points. Only part of the property is Grade II listed (the portico c.1750). The property is located in the Winchester Conservation Area.

SERVICES

We understand all mains services are connected.

EPC

The property has a an EPC rating of C-53.

PREMISES LICENCE

The property has a premises licence permitting various activities including the sale of alcohol Monday to Saturday 09:00 - 23:30 and Sunday 10:00 - 23:00.

FIXTURES & FITTINGS

All fixtures and fittings owned outright will be transferred on completion, certain personal items will be retained by the vendor.

RATEABLE VALUE

The subject property is on the 2024 Rating List with a Rateable Value of £59,500 (this is not the rates payable). The current standard multiplier for 2023/2024 is 51.2p/£. Please check www.voa.gov.uk for up to date information.



TENURE

Leasehold. The premises are held on the remainder of a 20 year free of tie lease from 29th October 2020 at a passing rent of £65,000 per annum exclusive expiring in 2040. We understand the lease has Full Repair and Insuring Liability.

TRANSACTION DETAILS

Our client is seeking to assign their free of tie leasehold interest. Premium offers are invited for the benefit of the lease, licence, F&F and goodwill. Staff are protected under The Transfer of Undertakings (Protection of Employment) Regulations 2006. Stock at valuation is to be purchased upon completion by negotiation.

VIEWINGS

The business is currently trading and staff are not aware of any potential sale. Please do not approach the staff or business directly. We recommend a discreet customer visit in the first instance (check the website for latest opening times). Formal viewings can be arranged by appointment with the sole selling agents, Savills.

MONEY LAUNDERING

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



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