

INN ON THE BEACH

97 SEAFRONT, HAYLING ISLAND, PO11 0AS

SEAFRONT FREEHOLD PUBLIC HOUSE
WITH LIVING ACCOMMODATION

savills



HIGHLIGHTS INCLUDE:

- Prominent Seafront Public House with extensive terrace and multiple trading areas
- Overall GIA approximately 5,220 sq ft (485 sq m)
- Plot extends approximately 0.345 acres (0.14 hectares)
- Includes private 2-bedroom living accommodation
- Currently run under management and to be sold as a going concern
- Freehold Guide Price £1,250,000 inclusive of goodwill and trade related fixtures and fittings



LOCATION

The Inn on the Beach is located directly on the seafront of Hayling Island, accessed via Seafront Road and the A3023 from the A27 Portsmouth to Chichester Road.

The island is linked to the mainland via a causeway and is approximately 14 miles (23 kilometres) from Portsmouth, 49 miles (79 kilometres) from Brighton, 28 miles (45 kilometres) from Southampton and 76 miles (122 kilometres) from London.

The pub occupies a prominent position with wide shingle beaches either side and a variety of amenities including beach huts and Hayling Island Golf Club nearby.



Site boundary for indicative purposes only

PROPERTY DESCRIPTION

The property comprises a detached two storey public house under a pitched roof with single storey extension to the sides. The property has an outside terrace of approximately 3,000 sq ft providing seating for over 200 customers overlooking The Solent.

Internally, the ground floor comprises a private function room and bar servery with single storey extension (60 covers). To the rear of the ground floor is a good sized commercial kitchen with wash up and preparation space and substantial ancillary areas providing beer cellar, boiler room and stores.

A self-contained managers flat is also provided at ground floor level and comprises two bedrooms, kitchen/lounge area and bathroom.

At first floor level there are multiple trade areas providing panoramic views across The Solent including a conservatory (45 covers) main restaurant (50 covers) and a sunset dining room (30 covers).

Externally there is a fish & chip hut to the side elevation with additional external seating and a pay and display car park outside of the ownership providing extensive car parking.

The Gross Internal Area extends to approximately 5,220 sq ft (485 sq m).

PLANNING & CONSERVATION

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Sui Generis (public house) use.

The property is not listed, nor is it located within a conservation area. The local authority is Havant Borough Council.

FIXTURES & FITTINGS

All fixtures and fittings owned outright by the vendor will be transferred upon completion.



PREMISES LICENSE

The property benefits from a premises license which permits the sale of alcohol; details to be provided.

EPC

The subject property has an EPC rating of C-75.

SERVICES

Savills has not carried out any tests of services during our inspection, however we understand all mains services are connected.

RATEABLE VALUE

The subject property is on the 2023 Rating List with a Rateable Value of £77,000. The current multiplier is 51.2p. Please check www.voa.gov.uk for up to date information.

TENURE

Freehold.

TRADING INFORMATION

The Inn on the Beach is currently run under management. The intention is to sell as a going concern with staff transferring under TUPE Regulations. Up to date management trading information can be provided on request.

PRICE

Offers in the order of £1,250,000 are invited for the freehold interest inclusive of trade related fixtures and fittings.

VIEWING

Formal viewings can be arranged by appointment with sole 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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