

# THE SHIP INN, BISHOP'S SUTTON

Alresford, SO24 0AQ



## Key Highlights

- Hampshire village public house on main road (B3047) near Alresford
- Overall approximate GIA 4,197 sqft in a 0.248 acre plot
- Ground floor customer areas (50 seats) with good sized trade kitchen areas
- 2-bed self-contained private living accommodation plus 1-bed annexe
- Benefits from car park (16 spaces) and beer garden (60+)
- New lease guiding £30,000 per annum rent + ingoings for fixtures and fittings

SAVILLS SOUTHAMPTON  
Mountbatten House, 1 Grosvenor Square  
Southampton SO15 2BZ

**+44 (0) 23 8071 3943**

[savills.co.uk](https://www.savills.co.uk)

**savills**

## Location

The property is located in the village of Bishop's Sutton approximately 1 mile east of the attractive Georgian market town of Alresford, approximately 62 miles south west of London and Winchester and 9 miles east of Winchester. The property occupies a prominent location at the entry to the village on the B3047 at the junction of Bighton Lane; approximately 0.9 miles the east is the A31 which is a major arterial route which connects London to the South West across the counties of Surrey and Hampshire. The Long Barn Farm Cafe is on the edge of the town.

Alresford is well known for its range of boutique independent retailers which are located on the two main thoroughfares; hospitality operators include Pulpo Negro, Caracoli, The Townhouse and The Horse & Groom P/H with Tesco. The town benefits from a local secondary school and is on the edge of the South Downs National Park. Winchester City Council is the local authority.

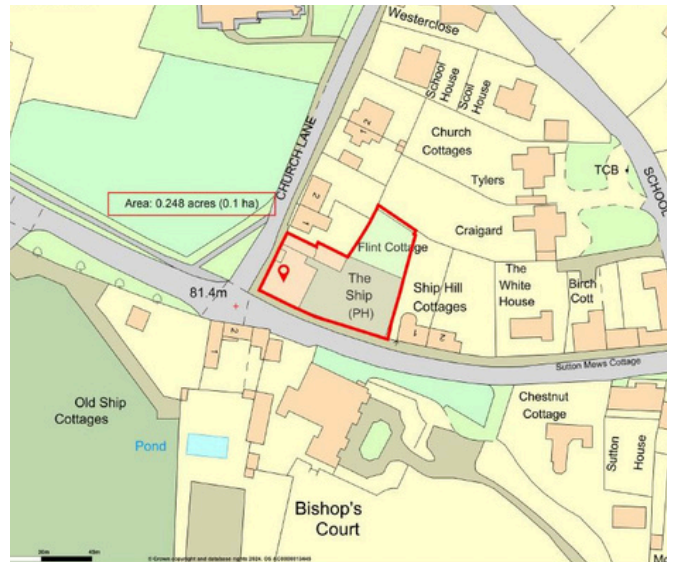
## Description

A partially attached property with painted brick elevations with the main property being of two floors above street level under a multi-pitched tile roof with two pitched roof and a single flat roof extension to the rear. A single storey flat roof infill to rear connects to a separate single storey brick built living accommodation extension with brick and flint elevations under a pitched slate roof (with attic space). To the eastern flank is an attached single storey timber frame barn under a pitched slate roof. The property is situated in a plot of approximately 0.248 acres which benefits from a car park and garden.

## Accommodation

The accommodation comprises the following areas:

Floor	Sq Ft	Sq M
Basement - Storage	161	14.96
Ground - Trade & Ancillary	1,754	162.95
1st - Living Accommodation	1,055	98.01
Building - Barn	570	52.95
Ground - (Flat) Living Accommodation	420	39.02
1st - (Flat) Living Accommodation (Attic)	237	22.02
<b>Total</b>	<b>4,197</b>	<b>389.91</b>



## Specifications

Ground floor commercial space comprising a bar servery and three distinct customer areas with each configured to seat the following; front (12), mid-restaurant (22) and rear (16) plus bar stools (4). Ancillary areas include a trade kitchen, storage and customer WCs to the side. A small basement cellar provides storage. Living accommodation is located within the main pub building at first floor comprising 2-bedrooms, reception, kitchen and bathroom and over the ground and attic level to the rear extension. To the rear is an annexe with ground floor reception and kitchen and attic level bedroom and bathroom.

SAVILLS SOUTHAMPTON  
Mountbatten House, 1 Grosvenor Square  
Southampton SO15 2BZ

**+44 (0) 23 8071 3943**

[savills.co.uk](http://savills.co.uk)

**savills**

---

## Viewings

The business is trading so please do not approach the owners or staff directly, particularly if visiting as a customer (please check opening times on The Ship Inn website). Formal viewings can be arranged by appointment with Savills.

## Terms

The property is currently operated under a lease agreement. The Landlord is prepared to grant a new Full Repairing and Insuring Lease subject to terms to be agreed. The guide rent is £30,000 per annum exclusive of VAT. The fixtures and fittings will be acquired guiding an approximate value of £30,000. Stock is valued in addition upon completion.

## Planning & Conservation

The property is Grade II listed and is recorded as a late 18th Century building. We understand the property is not located in a Green Belt, AONB or conservation area but is within the South Downs National Park. Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the property should be under the category Sui Generis (public house).

## Services

We understand all mains electricity and water are connected. Gas is provided by LPG tank and drainage and waste via a septic tank.

## Premises Licence

The property benefits from a premises licence which permits the sale of alcohol Monday to Thursday 10:00 - 23:30, Friday and Saturday 10:00 - 00:30 and Sunday 12:00 - 23:30. Permitted opening hours are + 30 minutes.

## Rating

The subject property is on the April 2023 Rating List with a Rateable Value of £5,900. The property should therefore not attract business rates being under the threshold. Please check [www.voa.gov.uk](http://www.voa.gov.uk) for up to date information.



---

## Contact

### Chris Bickle MRICS

+44 (0) 7807 999 504  
CBickle@savills.com

---

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 June, 2024

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the rest in black. It is set against a yellow rectangular background.