

THE FALCON

THE STREET, ROTHERWICK, HOOK RG27 9BL



FREEHOLD PUBLIC HOUSE FOR SALE WITH VACANT POSSESSION
GUIDE PRICE £750,000



THE FALCON
ROTHERHAM

THE FALCON

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HIGHLIGHTS INCLUDE:

- Freehold Public House
- Vacant Possession Provided
- Located in a very affluent village between A33 and M3
- Large site of 0.686 acres (0.278 ha)
- Open plan bar and restaurant with 100+ covers
- 3 bed managers flat
- Detached former staff cottage also included with conversion/development potential (STP)

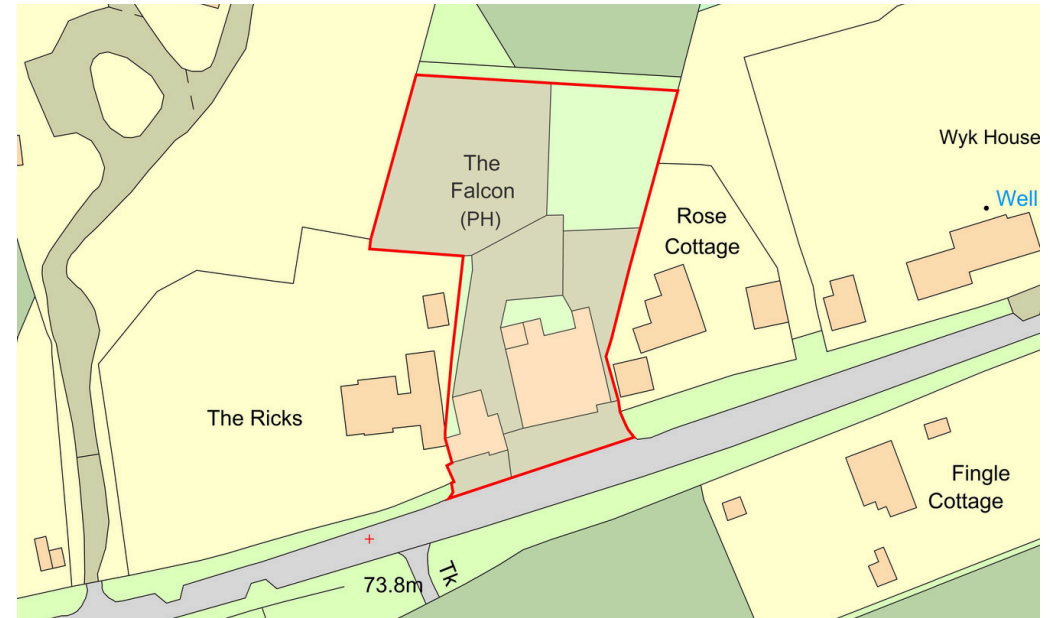
LOCATION

The Falcon is located in the village of Rotherwick, near Hook, with the postcode RG27 9BL. It is situated on The Street, the village's main highway. The location is approximately 3 miles (4.8 kilometres) north of Hook and 7 miles (11.2 kilometres) east of Basingstoke. The area surrounding The Falcon is predominantly rural and residential.

LOCATION MAP

STREETVIEW

WHAT3WORDS



DESCRIPTION

The Falcon is a historic and attractive two-storey brick-built property under a pitched tiled roof, with single-storey extensions featuring hung tile and painted brick elevations. Adjacent to the main property is a detached building with a front patio area, good-sized gardens, and a car park at the rear.

The ground floor is a spacious open plan trading area, which is divided into several sections; the left-hand bar, accommodating 20 people, includes an iron log-burning stove, a beamed ceiling, rustic furniture, and a timber floor. The front bar, with a capacity for 30 people, features a bar. The restaurant area, with ample seating for over 30 people, includes a piano, iron stove, quarry-tiled floor, and access to the gardens. Additionally, there are ladies' and gents' toilets, a kitchen with a range of stainless steel equipment, a washing-up area, a staff toilet, and a bottle store/beer cellar with timber shelving.

The first floor comprises a lounge, kitchen, shower room, and double bedroom. The second floor contains one double bedroom and one single bedroom.

Externally the property was designed for social gatherings, with a front patio that can accommodate 30 timber picnic tables, a rear patio and beer garden with seating for 80 people on picnic tables, and a car park with 30 spaces (gravel). There is also a cottage to the front left with two double bedrooms, a lounge, a kitchen, and a shower room.

PREMISES LICENSE

A Premises License is in place and we understand the property trades under traditional hours.

EPC

The subject property has an EPC Rating of D-82.

FIXTURES & FITTINGS

All fixtures and fittings left on the day of completion will be included in the sale. No inventory schedule will be provided.



TENURE

Freehold with vacant possession.

PLANNING & CONSERVATION

The property is not listed but does sit within a conservation area.

RATEABLE VALUE

The Subject property is on the 2023 Rating List with a Rateable Value of £13,250. Please check www.gov.co.uk for up to date information on rates payable.

PRICE

Unconditional offers are invited in the order of £750,000 with vacant possession on completion. VAT is applicable.

VIEWINGS AND FURTHER INFORMATION

Viewings can be arranged by appointment with Savills.

Floor plans and additional information available upon request and subject to status.

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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