

THE QUEENS HEAD

20 LONDON RD, HOLYBOURNE, ALTON GU34 4EG

**PRIME FREEHOLD PUBLIC HOUSE
AVAILABLE ON AN ALL ENQUIRIES BASIS**





THE QUEENS HEAD

GREENE KING

Public bar

Open from 12noon daily
Food served daily

Car park

Open from 12noon daily
Food served daily

Restaurant lounge

Homemade food
Large garden & play area
Functions
Quality ales



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HIGHLIGHTS INCLUDE:

- All Enquiries
- Prominent roadside public house fronting London Road
- Vacant possession
- Direct transport links to London Waterloo
- Large car park for 21 vehicles
- Benefits from a good-size front and rear trade garden
- Alternate use potential subject to obtaining the necessary consents
- Large plot size of 0.83 of an acre

LOCATION

Holybourne is a village in East Hampshire district of Hampshire. It is 1.3 miles east of Alton town centre and 13 miles west of Aldershot.

The Queens Head occupies a prominent roadside position fronting the London Road and is surrounded by a mixture of both residential dwellings and commercial amenities. The pub is close to Eggar's school, Anstey Park and Alton Retail Park which is situated on Mill Lane. The area is well connected with Alton Train Station located 0.7 miles distant providing direct links to London Waterloo in 1 hour 15 minutes.

DESCRIPTION

The Queens Head a three storey property of rendered brick construction beneath various pitched tiled roofs with extensions to the side and rear.

The ground floor trading area is styled traditionally throughout and comprises; open plan bar and restaurant area for c.80 covers. In addition, there is a dart and snooker area for further trade. Ancillary trade areas include customer W/C's, a catering kitchen, staff room and a ground floor cooled beer cellarage with associated stores. The property benefits from separate access to the upper floors.

The private accommodation is situated on the first and second floors which comprises; on the first floor 3 double bedrooms, family bathroom and living room. The second floor comprises; two double bedrooms.

Externally there is a good-sized beer garden to the front and rear of the property for circa 76 covers. The property benefits from a large car park for 21 vehicles.

The property sits on a plot size of approximately 0.83 of an acre and has a Gross Internal Area of approximately 4,000 square feet.



TENURE

The property is held freehold and is available on an All Enquiries basis. We are seeking both freehold and leasehold proposals for consideration.

RATEABLE VALUE

The property has a current rateable value of £7,500.

EPC

The property current has an EPC rating of 104-E.

PLANNING

The property is not listed. Part of the property falls within the Conservation Area. All planning enquiries should be directed to East Hampshire Council.

TRADING

The premises are open for trading.

TERMS

All Enquiries are sought for both the freehold and leasehold interest

SERVICES

We are verbally advised that all mains services are connected to the property.

FIXTURES AND FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound system etc, will also be excluded.

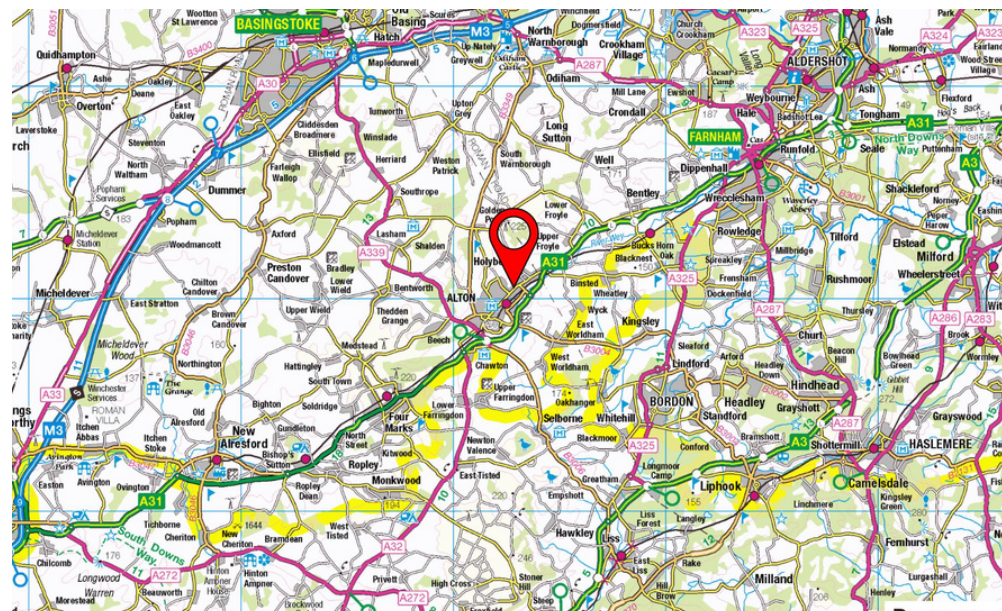
PREMISES LICENSE

The property has been granted a Premises License in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday - Thursday: 11:00am - 12:00am

Friday - Saturday: 11:00am - 1:00am

Sunday - 11:00am - 11:30pm



VIEWINGS

The property is currently open and trading and all viewings must be agreed through the sole selling agents Savills.

VAT

VAT will be applicable on the sale of this property.

MONEY LAUNDERING

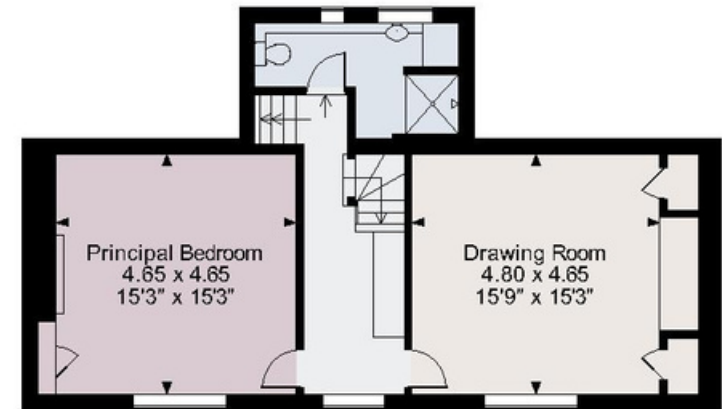
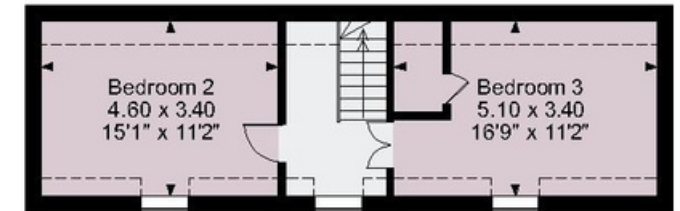
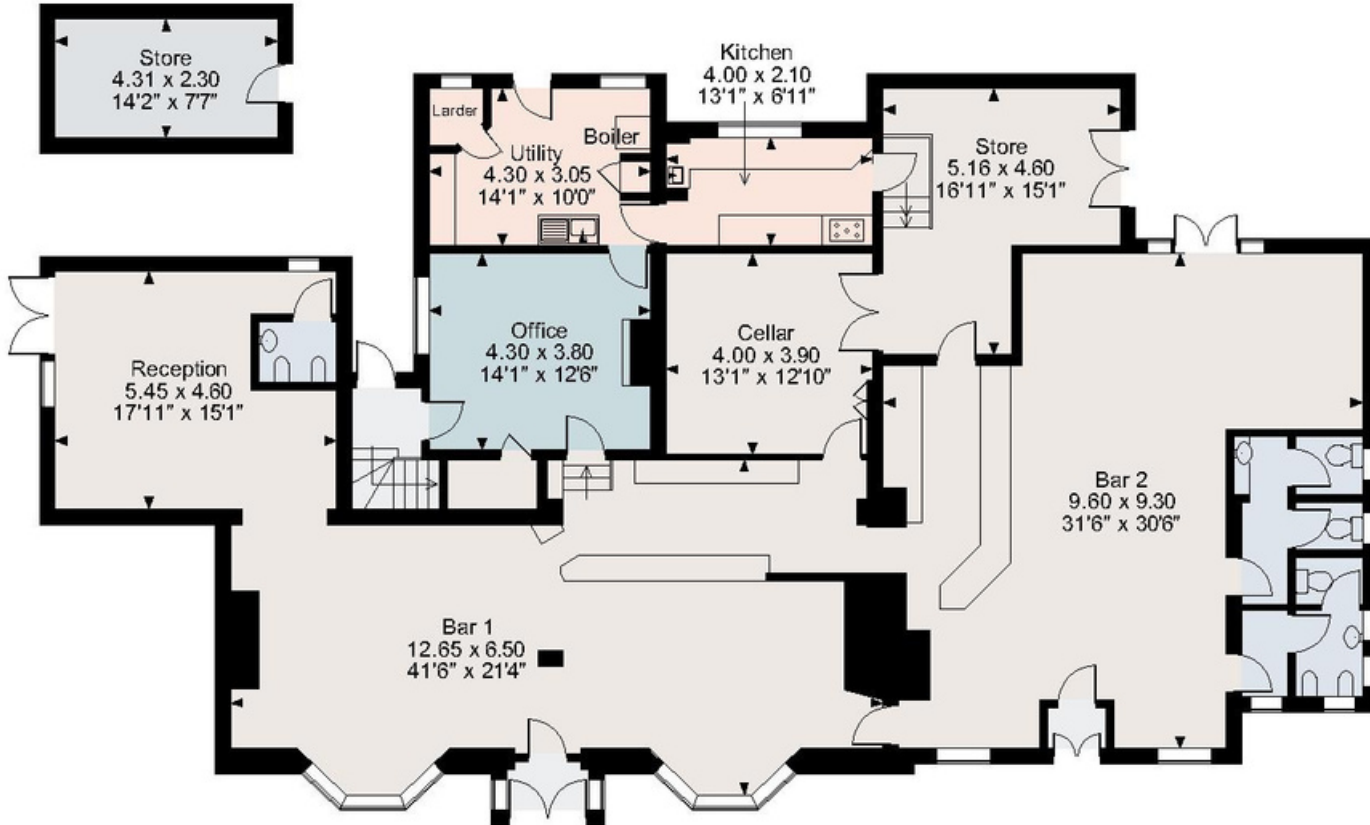
Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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savills

The Queens Head, Alton
Main House gross internal area = 3,904 sq ft / 363 sq m
Store gross internal area = 106 sq ft / 10 sq m
Total gross internal area = 4,010 sq ft / 372 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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