



REF: 537

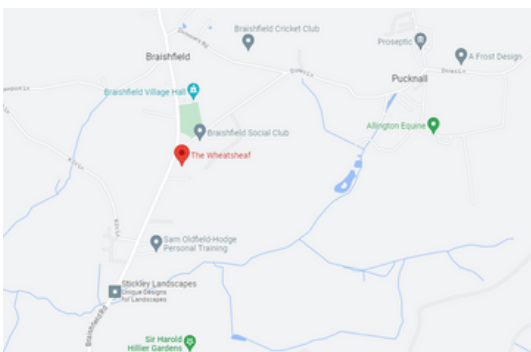
## The Wheatsheaf

Braishfield Road, Braishfield,  
Nr Romsey, Hampshire, SO51 0QE

£22,500



£22,500 is thought to be the minimum capital needed in order to enter this excellent business. Included in this figure is rent deposit, advance rent, working capital. Operators will be required to purchase the inventory in addition. Fixtures and fittings can be purchased over a period of time and have been valued at circa £25,000.



## FEATURES

- Prime location Hampshire village pub and restaurant
- Immaculately presented taking circa £15,000 per week (unwarranted)
- Easy to run one bar operation with internal covers over 100
- Oozing with character
- Great commercial kitchens and ancillary areas
- Fantastic gardens for 100 plus as well as children's play area
- Large car park for over 50
- Three-bedroom owner's home plus office
- Current operator leaving after 8 years due to retirement

**LOCATION**

The Wheatsheaf is a beautiful village pub located in Braishfield, in the heart of the Test Valley. The pub is surrounded by stunning countryside with local farming and is known for its quality pub food.

The pub is situated on the main road through the village near to the local primary school and on a bridle path through to the Mottisfont Estate.

The large town of Romsey is only a short drive away, while even closer is a new 1000 unit housing estate known as Abbotswood.

This is a superbly located business with a high quality catchment area and appeals to customers for 12 months of the year.

**THE BUSINESS PREMISES**

**Entrance Vestibule**

(1.4 m x 1 m)  
With bristle carpet.

Leads to:

**Main Bar**

(18.19 m x 3.3 m)

**Right Hand Customer Seating Area**

Seats 22.

With flagstone floor, stripped wooden panelled walls. This is an attractive seating area.

**Seating Area Around Bar Servery**

Seats around 28 with an attractive wood block floor, beamed ceiling.

A quality trading space full of character.



**Bar Servery**

Is also incorporated with non-slip floor and a range of back bar equipment including glass washer, back bar refrigerators etc

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

**Further Seating Area**

(4.5 m x 4.7 m)

With seating for 18.

Another lovely trading space with exposed brick walls, open fireplace etc.

**Dining Area -**

**stands immediately adjacent to the Bar Servery**

(11.4 m x 5.27 m)

Seats 56.

Another beautifully presented area with stripped wooden floor, beamed ceiling and bi-fold patio doors overlooking the lovely garden.

**Front Vestibule**

(2.5 m x 1 m)

Give access to:

**Disabled WC**

With baby change facility.

**Gents WC**

**Ladies WC**

With three cubicles.

**Cellar**

**Commercial Kitchen**

(5.3 m x 4.3 m)

With non-slip floor, commercial extraction and a range of stainless steel equipment including 4-ring hob and oven, Lincat griddle, deep fat fryer, three microwave ovens, Lincat combination oven etc.

**Walk-in Cold Room**

**Kitchen Wash-Up**

(4.1 m x 4.3 m)

With non-slip floor, deep bowl sink unit, commercial dish washer and a further range of stainless steel equipment.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

## PRIVATE ACCOMMODATION

On first floor comprises of a lounge, three double bedrooms, boxroom, office and bathroom.

## OUTSIDE

There is a patio area with seating for 30.

Also to the side is a lawned beer garden with seats for around 30 and a lovely old VW camper van as a feature.

To the rear easily seats 70 with plenty of extra space.

## Children's Play Area

### Car Park

For 50 vehicles.

## THE BUSINESS

Has been owned and operated by the out-goer for the past eight years. The out-goer is looking forward to a well-earned retirement.

We are advised that weekly sales, including VAT, are between £15,000 and £20,000 although we are unable to warrant any trading information.

The pub serves a menu of good pub food with prices ranging between £15 and £25 for a main course.

The Wheatsheaf is popular with drinkers as well as diners featuring a number of well-kept real ales and running events which are popular including quiz nights.

## TENURE

The Wheatsheaf is available on the basis of a brand new agreement with the Stonegate Group.

There will be a tie for wet sales to the Stonegate Group.

Concessionary rent Year 1.

For further information contact the agent.

### EPC - link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6421-3887-1524-5077-0963>

## VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)

