



REF: 606

The Pelican
8 Silchester Road, Pamber Heath,
Hampshire RG26 3EA

£22,227



£22,227 is the amount required in order to take over this business. These funds will go towards rent deposit, advance rent, stock and working capital. Fixtures and fittings to be advised.



FEATURES

- Hampshire village public house in prominent roadside position
- Well presented throughout and traditionally decorated with many original features
- Seating for 60
- Well-equipped commercial kitchen
- Two/three-bedroom private accommodation
- Extensive garden trading space with patio and children's play area
- Car park for 40 vehicles
- Good size storage areas
- Potential to create a separate function room with its own access

LOCATION

The Pelican is centrally located, north of Basingstoke and south-west of Reading, in the desirable and sizeable village of Pamber Heath, adjacent to the small town of Tadley.

Basingstoke is 17 minutes (8.4 miles) away via the A340, Reading 30 minutes (11.6 miles) via Reading Road and Burghfield Road and Newbury is 30 minutes (11.5 miles) away via the A339.

The Pelican benefits from a prominent location on a busy through road.

THE BUSINESS PREMISES

Main Entrance

At the front of the building on the roadside. A large porch leads to:

Large Open-Plan Trading Area

Seating 60 and vertical drinking for a further 30.

Carpeted throughout with painted half panelled, painted rendered walls, traditional black beamed ceilings and feature brick fireplace with electric coal-effect fire. The décor is contemporary featuring three large flat screen TVs.

Cellar

Is above ground and directly from the trading area.

Leading from the trading area is:

Ladies WC

Fully tiled with two low level flush WCs.

Gents WC

Fully tiled with urinal and single low level flush WC.

Bar Servery

Is wrap-around with vanished wood panelled front and hardwood top.

Behind the Bar Servery is good standard non-slip flooring, glass washer and two double door bottle coolers.

The back bar is wood panelled with large 'Pelican' mirrored insert.



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.

Commercial Kitchen

Is accessed from the rear of the Bar Servery and comprises of 3 individual areas:

Area No.1 is a wash-up area with dishwasher and double sink.

Area No. 2 is the cooking area which has 6-burner cooker and grill above, deep fat fryers, Buffalo grill, industrial microwave and numerous stainless steel microwaves. There is a stainless steel extraction unit and stainless steel and UPVC cladded walls. There is also non-slip flooring in this area.

Area No.3 comprises a cold storage area with numerous freezers and fridges, extra microwave and small prep area.

Again, with painted rendered and UPVC cladded walls and non-slip flooring.

PRIVATE ACCOMMODATION

This is accessed from a separate entrance, via a carpeted staircase, to the First Floor and comprises of:

Bathroom

Utility Room

Lounge/bedroom

A well-proportioned room.

Bedroom 1

A double room.

Bedroom 2

A double room.

The area is carpeted throughout and has many original features.

OUTSIDE

An extensive garden, with children's play area, and significant outdoor trading space.

An area laid to lawn seats approximately 40 and a covered decking area seats a further 40.

There is also a paved patio area, covered with a canvas sail, with seating for approximately 30 and vertical drinking for another 20.



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Car Park

A gravelled car park with spaces for 40 vehicles.

THE PROPERTY

Is a beautiful brick built detached building under a slate roof.

THE BUSINESS

Is a traditional 'locals pub' with food and teams.

Is currently open and trading.

It is the landlord's view that this site has a potential turnover of circa £519,249 per annum.

We do not hold any accounting information nor can we warrant any trading figures.

TENURE

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

There will be a wet tie to the Stonegate Group incorporated within this agreement.

Rent in Year 1 is quoted at £33,000.

Rent in Year 2 is quoted at £35,000.

Rateable Value

Current rateable value (1 April 2023 to present) £25,400.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/8047-5777-1090-4031-5088>

VIEWING AND FURTHER INFORMATION

Please Call:

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

Jeff Dunn 07824 663371 (Out of Hours)

Please Email: jeff@sprosen.com

