



REF: 628

The Cricketers Inn
Longparish, Andover, Hampshire
SP11 6PZ

£5,000



£5,000 is the deposit required by the landlord.

In addition, funds will be needed to purchase stock and for working capital.

Fixtures and fittings are in addition but can be purchased over a period of time and not necessarily immediately

FEATURES

- Beautiful 17th century Hampshire village pub
- Rent free and other concessions offered, available immediately
- Seating 75 in trading areas full of character
- Recent takings £10,000 (unwarranted)
- Well fitted commercial kitchens
- Lovely beer garden for 100 with outside pizza oven
- Plus seating at front and car park for 30
- Three-bedroom owner's home

LOCATION

Longparish is a beautiful and quintessential English village in Hampshire. It is composed of the five hamlets of Middleton, East Aston, West Aston, Forton and Longparish Station that over time have expanded and effectively joined up to become one village. Longparish is situated on the northwest bank of the River Test.

Longparish to Andover is 15 minutes (6.7 miles) via B3048 and A303.

Andover is a town in the Test Valley district of Hampshire. The town is on the River Anton, a major tributary of the Test, and lies alongside the major A303 trunk road at the eastern end of Salisbury Plain, 18 miles (29 km) west of the town of Basingstoke. It is 14 miles (23 km) from Winchester, 35 miles (56 km) north of Southampton and 65 miles (105 km) from London.

Our subject property occupies a prominent roadside position in the heart of this picturesque village.

THE BUSINESS PREMISES

Entrance Foyer

(1.9 m x 2.4 m)

With exposed brick walls, timber clad ceilings with inset spotlights, coir tiled floor and access to:

Main Bar

(6.3 m x 9.1 m)

Seating 40.

A bar full of character with a feature fireplace with brick surround and inset wood-burning stove, part exposed wood floor, part carpeted floor, beamed walls and ceilings, a second fireplace with wood-burner, half-panelled walls, part exposed slate floors etc.

Included in this space is a:

Bar Servery

With oak panelled front, beamed ceilings and a range of equipment behind including non-slip floor, back bar refrigerators, stainless steel encased glass washer etc.

Snug Seating Area

(3.5 m x 2.4 m)

Seating 8 with carpeted floor.

Dining / Second Seating Area

(4.4 m x 4 m)

Seating 40.

With stripped wooden floor, part exposed brick walls, wood-burning stove (on a return from bar servery) and other many character features.

Dry Store



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 given 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.

Ladies WC

(3 m x 2.2 m)

Recently refurbished with one WC cubicle, wash hand basin and non-slip floor, half-panelled walls and inset spotlight fittings.

Gents WC

(3.7 m x 2.3 m)

Recently refurbished with one WC cubicle, four urinals, non-slip floor, part tiled walls and inset spotlight fittings.

Catering Kitchen

(5.9 m x 5.2 m)

With non-slip floor, overhead kitchen extract and a range of equipment including 6-ring hob and oven, table top deep fat fryer, two deep bowl sink units, pass through dishwasher and a range of stainless steel encased work stations with under counter refrigeration. There is part UPVC and part stainless steel clad walls and florescent light fittings.

Boiler Room

Cellar

(5.5 m x 3 m)

With a range of racking, stainless steel encased ice machine and other equipment.

PRIVATE ACCOMMODATION

Approached through the bar area and situated on the First Floor. From the landing is:

Kitchen

(4 m x 2.1 m)

With stainless steel sink unit. In need of refurbishment.

Bathroom

With panelled bath, wash hand basin and low level flush WC.

Lounge

(4.4 m x 4.2 m)

With carpeted floor, high ceilings and two large sash windows overlooking the historic village.

Bedroom 1

(4.3 m x 4.2 m)

With two walk-in wardrobes, carpeted floor and two sash windows overlooking the village centre.

Bedroom 2

(3.6 m x 4.1 m)

With carpeted floor, full length fitted wardrobes and secondary double glazed sash window overlooking village centre.

Bedroom 3

(4.5 m x 2.3 m)

In need of refurbishment.



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OUTSIDE

To the rear is a:

Car Park

For 13 vehicles.

Beer Garden

A pretty part lawn, part patio beer garden to the rear can seat up to 100 people. A large willow tree forms a centrepiece and the garden is lit with its own street lights.

Also to the rear is a wooden summerhouse.

Outside Bar

There is an outside bar and food servery area which incorporates an Excel pizza oven.

Outside Front

There is space to seat around 18 with attractive flower borders.

THE PROPERTY

Stands detached. This historic property dates to circa 1850 and has huge character throughout.

There is 3-Phase electricity and Calor Gas fired central heating. There is mains drainage.

THE BUSINESS

Is currently closed.

We are advised that the previous operator was enjoying a turnover of around £10,000 per week. We are unable to warrant any trading accounts not do we have any profit and loss accounts that can be made available.

This business would ideally suit a food-led operator.

TENURE

The Cricketers Inn is available on the basis of a brand new agreement with Red Oak Taverns. It is likely that this agreement with be for 5 years.

There will be a tie to Red Oak Taverns for the sale of draft beers, lagers, ciders and post-mix soft drinks.

The site is free of tie for wines, spirits and minerals.

The landlords will offer a rent free period and other concessions with a headline annual rent reduced to £29,500.

Rateable Value

Current rateable value (1 April 2023 to present) £11,500.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6928-2059-7221-7007-4091>



VIEWING AND FURTHER INFORMATION

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