



The Shoe Inn

Ref: 3858251

Salisbury Rd, Plaitford, SO51 6EE

Freehold: £415,000

Available with vacant possession

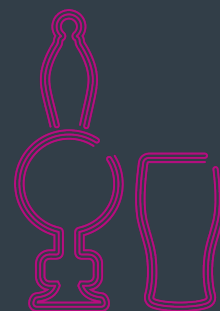
Five letting rooms & one bed accommodation

Parking for 30 vehicles

Potential for alternative uses (STPP)

GIA 445 sqm, Site Size 0.49 acres

EPC C



Description

The original part of the property dates back to 1520 with a single-storey flat roof extension, added to the rear in 1991, and a further extension in 1998 to provide letting rooms and restaurant. The property briefly comprises a bar, restaurant, commercial kitchen one bedroom owners flat, and five en suite letting rooms.

At the eastern end of the property is an adjoining car park for approximately six vehicles. To the rear is a well-presented beer garden and an adjoining fenced storage area with a garage. The total site area is approximately 0.2 acres.

Immediately opposite is the main car park comprising approximately 0.15 acres and can accommodate up to 30 vehicles.

To the rear of this is the paddock/amenity land which is grassed over and comprises 0.2 acres. This can be used as overflow car parking when required.

GIA - 445 sqm

Site area - 0.49 acres

Website: www.theshoe-inn.co.uk



Ground Floor

Enter via main roadside doors to bar/lounge area (12 covers) with central wooden bar servery, restaurant (43 covers), ladies and gentlemen's and disabled toilet facilities.

Ancillary areas include fully equipped commercial catering kitchen, food preparation and washing up area, beer cellar and dry store.

Fixtures & Fittings

All fixtures and fittings are included within the purchase price, with the exception of some personal effects. An inventory will be provided to perspective purchasers once a deal has been agreed.

Services

We are advised that all mains services are connected.

Location

The Shoe Inn is located in the village of Plaitford approximately 11 miles north-west of Southampton and 11 miles south-west of Salisbury. Junction 2 of the M27 is situated four miles to the south-east and consequently, the area benefits from excellent road connections.

The village borders the Hampshire and Wiltshire boundary. In the locality there are a number of other prestigious villages situated close to the A36, that together make an extensive rural community on the northern boundary of the New Forest National Park.

The property sits astride the A36 with extensive roadside frontage. There is an adjoining car park for approximately six cars and a larger car park for up to 30 cars opposite, behind which is a small area of amenity land that is accessed directly through the car park.





Trading Information

No trading information is available.

Trading Hours

Monday: Closed
Tuesday - Friday: 2pm to 11pm
Saturday: 12pm to 11pm
Sunday: 12pm to 6pm

Business Rates

The rateable value is £16,200 as of 1 April 2023.

Letting Accommodation

Five double bedrooms all with en suite shower or bath with separate access from the western elevation of the property.

Room rate: £60 - £95 bed and breakfast.

Owner's Accommodation

One bedroom owner's flat comprising double bedroom, living room and bathroom. One bedroom chef's accommodation comprising double bedroom, living rooms and toilet.

External Details

Side car park (six vehicles), main car park (30 vehicles), beer garden and grassed paddock accessed through the car park.



The Opportunity

The Shoe Inn is currently operating and will be made available with vacant possession having been previously tenanted since January 2017 with an annual rent of £45,000. The pub is now ideally suited to a range of buyers included investors looking to let the property, owner operators who can live on site taking advantage of the five letting rooms and developers looking to extract value from a range of potential alternative uses taking advantage of the large car park and paddock (STPP).

Tenure

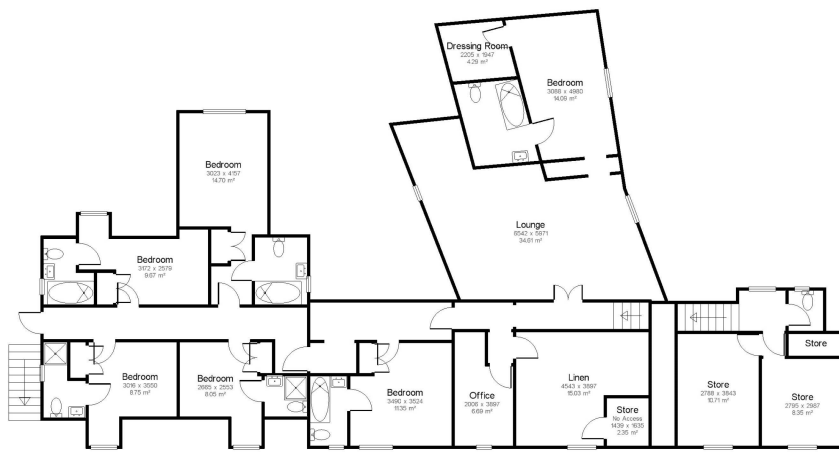
Freehold with vacant possession.

Regulatory

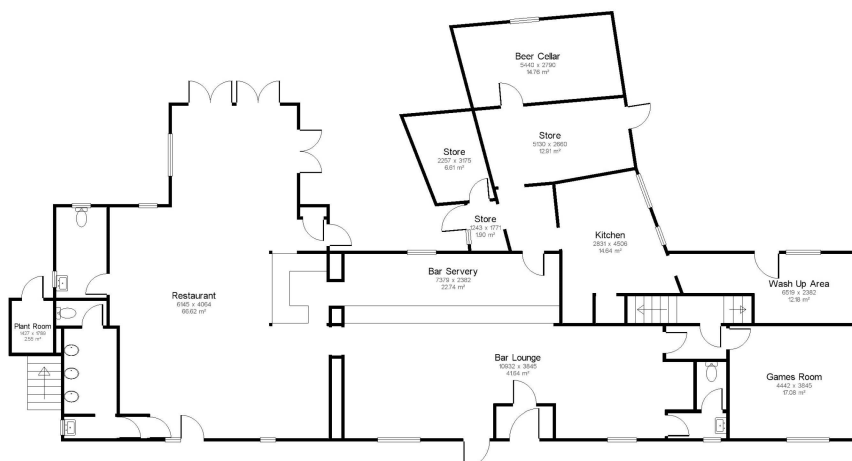
Premises Licence.



Gross Internal area: 22506 m² (24226 ft²)



Gross Internal area: 28731 m² (31097 ft²)





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Richard Wood

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Winchester



Christie Finance is an independent finance broker recommended by Christie &



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. March 2024

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