



The George & Dragon

Ref: 3858272

The Square, Hurstbourne Tarrant, Andover, SP11 0AA

Leasehold: £25,000, Annual Rent: £50,000

Beautiful village Pub To Let - Rent £50,000pa

Bar & restaurant (60 covers). GIA 534 sq m

8 en suite letting rooms

2 bedroom accommodation

Private dining (20 covers), parking for 30

Self-contained B&B cottage. EPC Exempt



Description

The George and Dragon is a substantial Grade II Listed former coaching inn dating back to the 16th Century, which retains many of its original features.

The business recently closed, but has been historically run by "hands on" owner operators. The property briefly comprises eight en suite letting rooms, a separate letting cottage, 60 internal covers with a separate function room, 60 external covers, and parking for 30 vehicles.

[The George and Dragon Website](#). Site area: 0.279 acres.

Location

The George and Dragon is located in the parish of Hurstbourne Tarrant, part of the Bourne Valley and the North Wessex Area of Outstanding Natural Beauty, which is popular with walkers, cyclists and tourists visiting the area.

The parish has an approximate population of 855 people and is situated in North Hampshire, six miles north of Andover on the A343 leading to Newbury (11 miles).



Internal Details

- Open plan bar & dining area with central bar servery seating 40
 - Restaurant seating 20
 - Private dining area seating 20 cover
 - Ladies & gentlemen's WC's
 - Commercial kitchen with pot wash area
 - Ancillary areas comprising wine store, beer cellar & office
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Fixtures & Fittings

All in situ trade fixtures and fittings are encompassed within the premium, excluding third-party items and certain personal effects. A detailed inventory will be made available to prospective buyers upon acceptance of an offer.

Stock (SAV)

No stock is held.

Letting Accommodation

Arranged over the first floor are eight en suite double bedrooms with coffee-making facilities and Hypnos zip and link beds. Room rates range from £95 - £150 per night, depending on the time of year.

A separate self-contained cottage comprising open plan living room and kitchen, bathroom and double bedroom, located in the South West corner of the car park. Currently sold as a ninth letting room but due to its self contained nature would be perfect for a longer term let, which the current owners have received enquiries.

External Details

Externally, there are three main terrace areas seating 60. Refurbished spring of 2023. Built in bench seating and raised beds have been added to maximise space with well established low maintenance perennial plants and flowers.

Owner's Accommodation

Two-bedroom owner/staff accommodation with independent access located over the commercial kitchen.





Trading Information

Historical trading figures are not available.

Trading Hours

Historic Trading Hours:

Monday and Tuesdays - Closed

Wednesday-Saturday: 8:30am - 11:00pm

Sundays - 8:30am- 9:00pm

The Opportunity

The George & Dragon pub offers a promising opportunity for hands-on owner-operators interested in acquiring a fully refurbished establishment with high-quality letting rooms. Renowned for its locally sourced food and drink, as well as its eight letting rooms, the pub is poised for success. Additionally, the self-contained bed and breakfast cottage represents untapped potential, perfect for owners looking to enhance revenue. The business's setting is ideal for owners operators eager to play a direct role in the pub's growth and success.

Staff

No employees will be transferred under the TUPE regulations.



Tenure

The property is being offered on a new free-of-tie lease on a fully repairing and insuring basis, with an annual passing rent of £50,000 for a term of 15 years, subject to five-yearly rent reviews. A minimum of a three-month rental deposit will be required, with rent paid quarterly in advance.

Prospective tenants will be required to provide personal guarantees, a CV, a business plan, and proof of funding.

Business Rates

Rateable value effective from 1 April 2023 is £23,000.

Regulatory

Premises Licence.



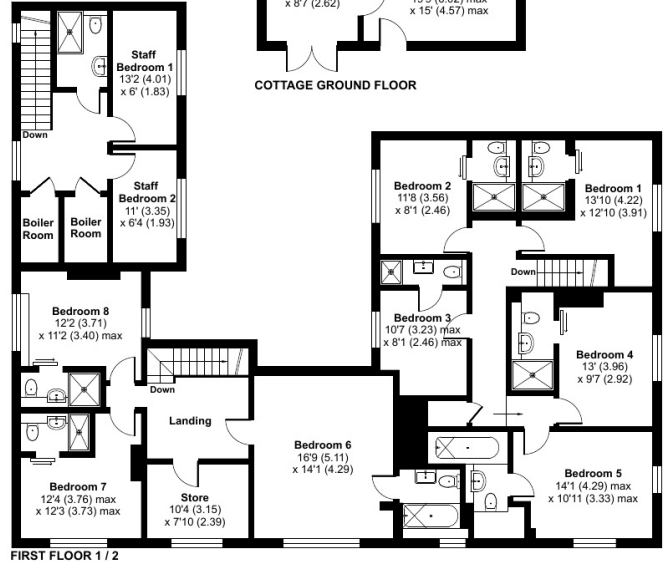
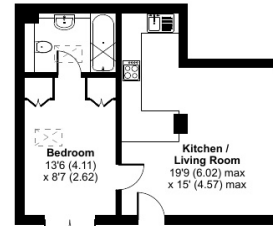
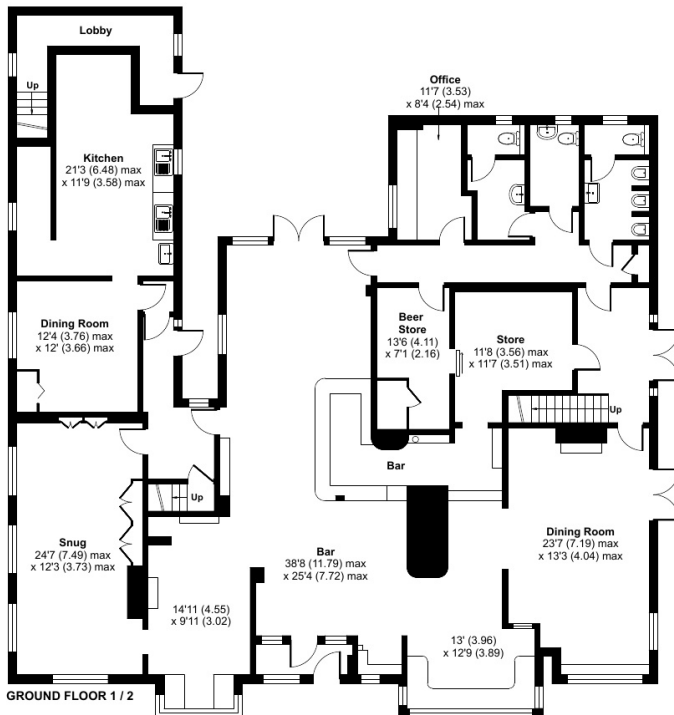
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Approximate Area = 5313 sq ft / 493.5 sq m

Cottage Ground Floor = 436 sq ft / 40.5 sq m

Total = 5749 sq ft / 534 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1090582



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

Regional Director (South) – Pubs & Restaurants

M:+44 7778 880 583

E:richard.wood@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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