



Globe Inn

23 High Street, Andover, Hampshire, SP10 1LJ

Freehold Offers Invited £325,000

- Central 'high street' position opposite Guildhall
- Split level, long bar (40)
- Function room
- Catering kitchen
- Three bedroom self-contained flat
- Sold with vacant possession

Ref: 94666

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SP Sidney
Phillips



LOCATION

The Globe is located on the high street in the town centre of Andover, close to The Chantry Centre and Andover Guildhall. This picturesque market town is situated on the River Anton in the Test Valley District of Hampshire, at the eastern end of Salisbury Plain. It has an attractive high street with narrow walkways and a rich heritage dating back to Saxon times. There are High Street markets every Thursday and Saturday. The town has a population of about 50,000.

Andover has great transport links, being bypassed by the A303 which provides fast road access to the nearby settlements of Salisbury, Basingstoke and London. Andover Train Station is run by South Western Railway and is close to the town centre. It has regular services to Salisbury, Yeovil, Exeter, Basingstoke and London Waterloo.

The Globe is a Grade II listed coaching inn that dates back to the 16th century. It is a three storey, mid-terrace property of brick construction under a pitched slate roof. The pub occupies a plot of approximately 0.05 of an acre, which includes the outside space.

TRADE AREAS

GROUND FLOOR

Front entrance into porch off High Street leading into MAIN BAR, split level with ceiling timbers, exposed brick walls and a mix of wood effect and tiled flooring. Long central BAR SERVERY. Front bar area seats 20 and has fireplace with electric stove. Back bar area seats a further 20, has brick fireplace with multi fuel stove and alternative outside access into alleyway.

Rear lobby leads to the LADIES' & GENTLEMEN'S TOILETS.

BASEMENT BEER CELLAR.

FIRST FLOOR

FUNCTION ROOM that seats up to 50.

TRADE KITCHEN.

LADIES' & GENTLEMEN'S TOILETS.

TWO STOREROOMS.

OWNERS ACCOMMODATION

Located at second floor is the OWNER'S ACCOMMODATION comprising:

2 DOUBLE BEDROOMS.

SINGLE BEDROOM.

LIVING ROOM.

KITCHEN.

BATHROOM.

EXTERNAL

Rear parking space for one vehicle.

THE BUSINESS

The business is currently being operated by a third-party and therefore no trading figures are available, although we understand that the current operation is wet sales only. Prospective purchasers must make their own assessment as to the likely trade levels, having due regard to the location and potential of the site.

INVENTORY

The sale of the property will include trade fixtures and fittings which are in absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the Seller. If required, the Buyer may obtain an inventory (approved by the Seller) at their own cost. The Seller will not be required to remove any such items that remain on the property on completion.

TENURE & PRICE

FREEHOLD OFFERS INVITED £325,000. Sold as seen and with vacant possession. The relevant notices will served to the current occupying tenant.

VAT

The Property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

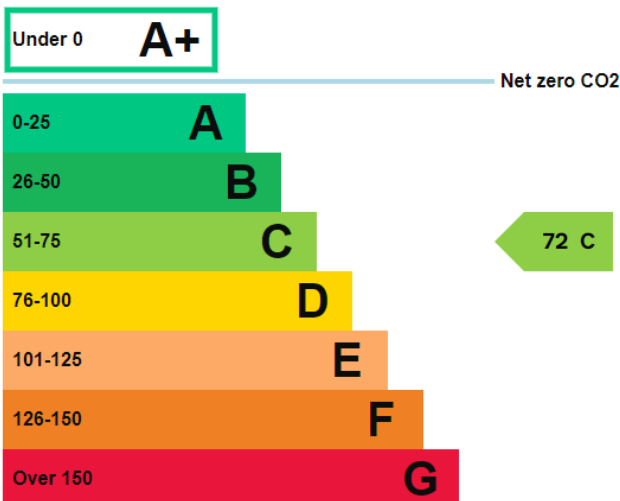
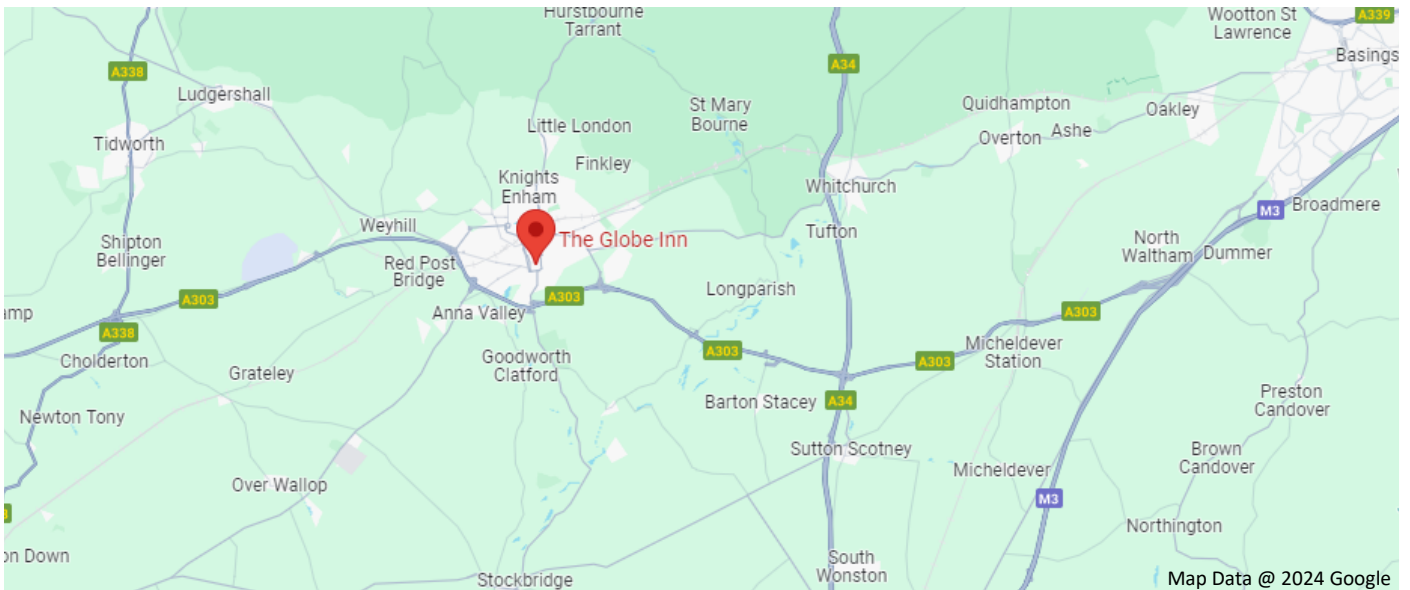
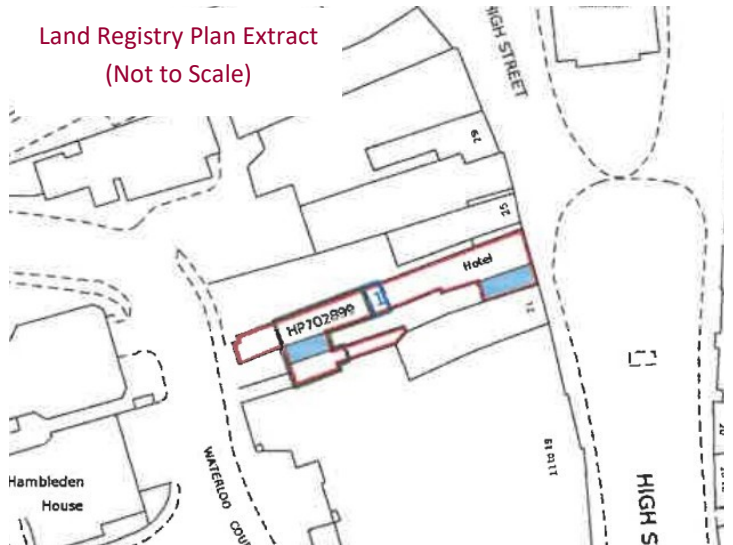
Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ (Tel: 01794 527700)

Rateable Value: £15,000 as at 01 April 2023.





Land Registry Plan Extract
(Not to Scale)



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EPC Reference: 6695-7300-8131-9234-9540

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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