



Plough Inn

Monxton Road, Grateley, Andover, Hampshire, SP11 8JR

Leasehold £10,000

- Free of tie affluent village pub
- Indoor dining capacity for 90
- Three bedroom owners accommodation
- Lawned garden, paddock and car parking
- New lease agreement

Ref: 55383

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SP Sidney
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LOCATION

The Plough Inn is located in a central position on a corner plot in the Village of Grateley, North West Hampshire. Grateley is uniquely set up with two distinct settlements just under one mile apart. The old end which has two schools, a thirteenth century church and a golf course. The new end of the village is a settlement built around Grateley Railway Station on the West of England Mainline, with hourly trains to London Waterloo and Salisbury.

Grateley lies just to the south of the prehistoric Hill Fort of Quarley Hill. The Parish covers around 1,500 acres with a population of 616. The nearby town of Andover lies 6 miles to the east and has a population of over 40,000.

The village is close to the A303, a major trunk road which provides fast road communications between London and the West Country.

The Plough Inn occupies a two-storey public house of brick construction under a pitched tiled roof.

TRADE AREAS

Front entrance into main OPEN PLAN DINING ROOM with seating capacity for circa 50 customers. This trade space includes a cast iron double door wood burning stove, two additional fireplaces (one of which is used as a log store). A mix of parquet, stripped wood flooring and dark refectory furniture. Panel faced polished topped bar servery counter with matching canopy over.

Adjacent to the dining area is the rear extension with fitted carpet, dado panelled walls and seating for approximately 20. STORAGE ROOM.

Offset to the dining area and with its own separate entrance to the front of the property is the GAMES ROOM. The room has exposed timber beams, dado panelled walls and stripped wood flooring. This room could also double up as an additional dining room with seating for around 20.

The CATERING KITCHEN has non-slip flooring and is fitted with a range of stainless steel equipment. STOREROOM.

LADIES AND GENTLEMEN'S TOILETS.

BASEMENT REFRIGERATED BEER CELLAR with delivery access to the front of the property.

OWNERS ACCOMMODATION

Located at first floor is the owners accommodation comprising:

- THREE DOUBLE BEDROOMS, one with EN-SUITE
- LOUNGE
- DOMESTIC KITCHEN
- BATHROOM

EXTERNAL

To the rear of the property is a lawned TRADE GARDEN, CHILDREN'S PLAY AREA and SHELTERED PATIO with seating for 20. OUTBUILDING/STOREROOM.

Large tarmacadam CAR PARK.

Beyond the car park is a grassed PADDOCK lending scope for a variety of uses.

The forecourt can also provide further seating.

THE BUSINESS

The Plough Inn has historically operated under a traditional tenancy agreement and is now vacant. No historic trading figures are available. No trade is sold or warranted. Prospective purchasers must make their own assessment as to the likely trading levels and profitability.

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

Mains electricity and drainage are connected.
Oil fired central heating.

LOCAL AUTHORITY

Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ
Rateable Value : £10,600

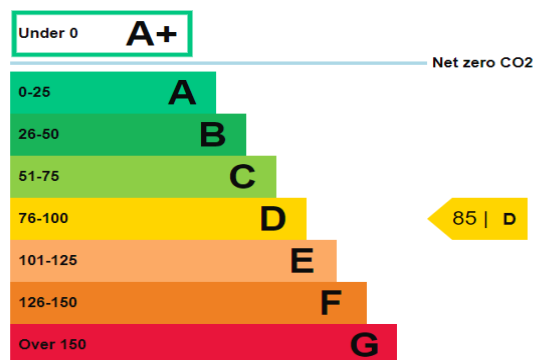


LEASEHOLD	£10,000 to include fixtures & fittings.
TERM	For a term of seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent, such approval not to be unreasonably withheld.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit of £8,000 in advance.
RENT	Annual rent of £32,000.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	Please note that VAT will be payable on the Premium and rental payments.



Energy efficiency rating for this property

This property's current energy rating is D.



EPC Reference: 0740-0634-7419-6590-2096

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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