



The Winkle

Winklebury Way, Basingstoke, Hampshire, RG23 8BA

- Residential location in Basingstoke
- Sizeable purpose built public house
- Bar (26+) & restaurant (30)
- Spacious 3 bedroom accommodation
- Beer garden (46)
- Potential to add food offering

Leasehold | £30,000



LOCATION

The Winkle is situated in the large Hampshire town of Basingstoke, located approximately 30 miles north east of Southampton, 48 miles south west of London and 19 miles north east of the county town and former capital Winchester. The town boasts a population in the region of 114,000 people and rapidly expanded after World War II in order to accommodate part of the London overspill as perceived under the Greater London Plan. The town boasts all modern amenities including shopping centre, industrial parks, retail parks and hospital.

Basingstoke is sat adjacent to the M3 at junction 6 connecting the south coast at Southampton to the M25 at Chertsey. The A339 and A33 also provide fast road access to Reading and Newbury as well as the M4 motorway. Mainline railway services are available from Basingstoke with trains into London Waterloo in approximately 44 minutes also calling at Winchester, Southampton, Bournemouth and Weymouth.

The Winkle is situated in the Winklebury area of Basingstoke, a residential estate to the north west of the town. The Winkle is a purpose built public house understood to date back to the 1960's and is of brick construction under a flat felt roof.

TRADE AREAS

Entrance from front of property directly into 'L' shaped bar. The BAR is presented in a traditional yet modern manner with laminate flooring, three TV's, two dartboards, SWP and a AWP. The bar also houses a protection screen, juke box and pool table. The bar centralising around a long bar servery which houses a double drinks fridge, triple drinks fridge and EPOS till system. At present the bar is configured to provide seating for 26 plus with room for more standing which can be increased when social distancing rules are relaxed.

Leading to the rear of the property there is a service corridor with access to MALE and FEMALE WC's.

Furthermore, there is a RESTAURANT AREA with its own servery area housing an EPOS till system. The restaurant provides seating for 30. The restaurant boasts its own separate entrance to the front of the property and has historically been sublet to third party operators, most recently that of a successful café for neighbouring residents and those attending school drop offs from the neighbouring nursery and primary school.

Located centrally within the property there is a TRADE KITCHEN with non slip flooring, tiled walls, extractor, undercounter fridges, six burner range cooker and double deep fat fryer. Furthermore, there is wash-up area as well as a waiter area with glass machine and ice machine.

The property is serviced by a BASEMENT CELLAR with delivery drop to the rear of the property.

OWNERS ACCOMMODATION

Located at first floor level there is generous owners accommodation comprising of LARGE LIVING ROOM, THREE DOUBLE BEDROOMS, KITCHEN, BATHROOM and ROOF TERRACE.

EXTERNAL

To the rear of the property there is a tiered TRADE GARDEN with a covered PATIO AREA with space for 10 as well as a raised gravel area housing six picnic benches.

To the rear of the property there is a TRADE YARD with shed storage and STATIC CARAVAN for staff use.

To the side of the property there is a shared CAR PARK (unallocated parking for 40. Owned by Hampshire County Council)

THE BUSINESS

Our clients have owned and operated the Winkle for the past 13 years and have developed a popular wet led public house serving the needs of the local community. The business has a loyal local drinking crowd and is popular with those seeking to watch sporting events on Sky Sports.

Trade profit and loss accounts for the year ending April 2020 show a net turnover of £248,108. Till readings for the third party food operator who has recently left the premises show an average net turnover of £80,000 per annum which could quite easily be brought in house. Further accounting detail will be made available to serious parties following a formal viewing.

It is in our opinion that the Winkle would suit a hands on owner operator or investor who could allow the business to be run under staff. The business would greatly benefit from a more permanent food offering which included a take away service.



TENURE & PRICE

LEASEHOLD £30,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Winkle is held on a fully repairing and insuring lease agreement for a term of 30 years commencing May 1996 from Enterprise Inns PLC. This fully assignable lease falls within the security provisions of the Landlord & Tenant Act 1954. The lease is of partial tie, tied on draught and bottled beer and ciders only. Free of tie on wines, spirits and minerals. Rent currently stands at £26,000 per annum plus VAT, subject to five yearly rent reviews.

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

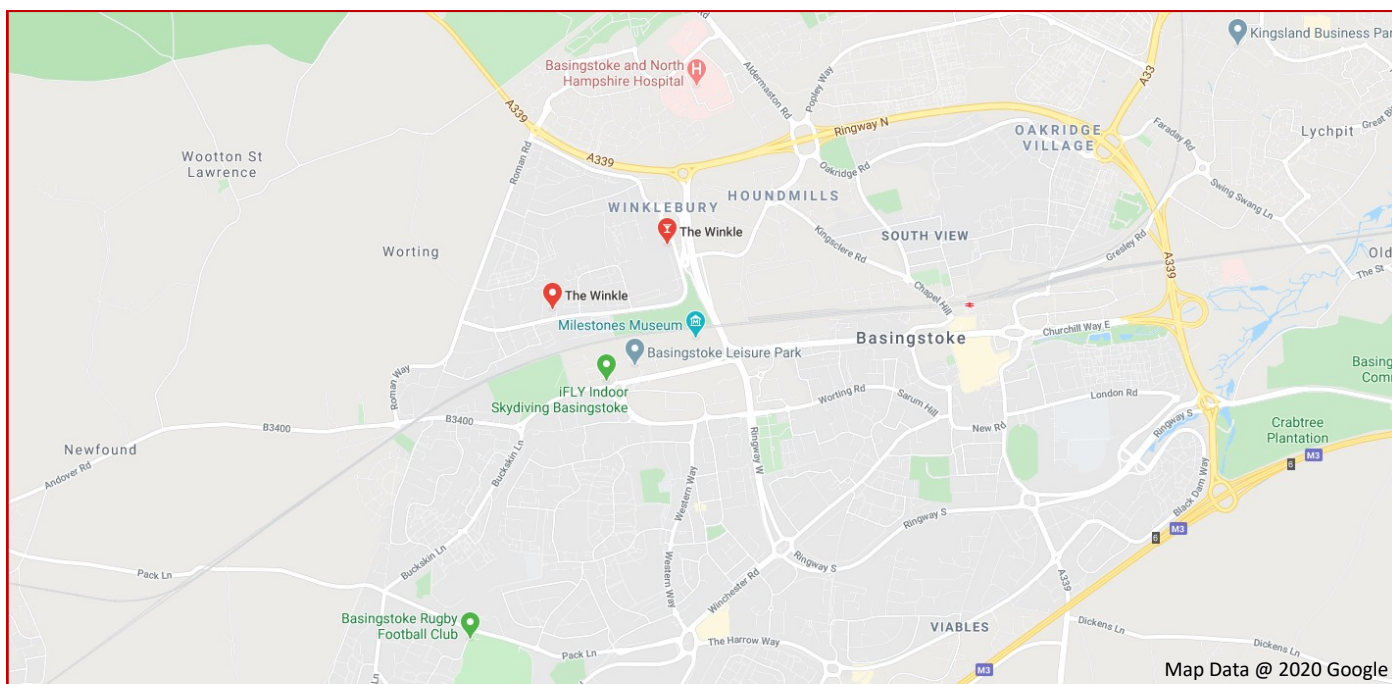
LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable Value is £20,700.



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

80

This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 325
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 161.6
Primary energy use (kWh/m² per year): 933.37

Benchmarks

Buildings similar to this one could have ratings as follows:
30 If newly built
87 If typical of the existing stock

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EPC Reference: 0920-2235-0360-2020-2040

Tel: 01892 725900

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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