



Hampshire Rose

London Road, Widley, Waterlooville, Hampshire, PO7 5AG

- Located in residential Widley, Portsmouth
- Substantial pub on notable corner plot
- Open plan bar, restaurant & function room (110)
- Trade garden & two car parks
- Spacious 4 bedroom accommodation
- Profitable and growing business

Leasehold | £50,000



LOCATION

The Hampshire Rose is located in the residential suburb of Widley, Hampshire. Widley is an area of the Greater Portsmouth conurbation near Waterlooville and Purbrook. It is on the dip slope of the South Downs just north of the ridge called Portsdown Hill. Located approximately 3.5 miles north of Portsmouth, the area is split between Havant Borough Council and the City of Portsmouth Council.

Widley is served by the A3(M) trunk road which runs from Portsmouth to London, making both business hubs within drive-able commuting distance. The M27 lies a short drive to the south which provides fast road access to a number of local business parks, as well as hubs such as Southampton, Fareham and Chichester. Widley is served by Cosham or Bedhampton rail stations with services on the Portsmouth Direct Line from London Waterloo to Portsmouth Harbour and the West Coastway Line from Brighton to Southampton.

The Hampshire Rose occupies a sizeable and notable two-storey public house on a prominent corner plot. The property is well positioned in a busy residential area, along a main arterial road.

PROPERTY

GROUND FLOOR

Entrance via lobby into open plan bar and dining area. This all-encompassing trade space is very spacious and bright, incorporating laminate flooring, high ceilings and large windows to the front of the building. The bar houses a large horseshoe shaped bar servery, with two wine chillers, ice machine, glass washer, double drinks fridge, coffee machine and EPOS till system. Also housed within the bar are 4 TVs, AWP, pool table, darts board and carvery station. The bar and dining area has the added benefit of being able to be divided to provide a function room area, with its own bar servery. In total the space is currently configured to provide seating for 90 with a further 6 sat at the bar, however this could be greatly increased if desired.

The trade space has male and female WCs at one end, with additional male, female and disabled WCs at the opposing end.

Centrally located within the property is a trade kitchen, equipped with non-slip flooring, hot pass, two commercial microwaves, three upright fridges, double deep fat fryer, 6 burner range cooker, extractor and commercial wash-up facilities.

Ancillary areas include a large ground floor cellar and an office.

FIRST FLOOR

Private owners accommodation with separate entrance comprising, living room, kitchen, bathroom, 4 double bedrooms.

EXTERNAL

To the rear of the property is a well-proportioned lawned trade garden with elevated patio area. This area houses a wood-built play frame and 14 picnic benches.

To the front of the building is a further patio housing 6 large picnic benches.

The property benefits from a front tarmacked car park (20), and rear car park (15).

THE BUSINESS

Our client has owned and operated the Hampshire Rose since 2013 and now wishes to sell in order to concentrate of their your family. The pub is well-known in the area for its family friendly approach to trade and benefits from a loyal local following. The business is particularly popular on Sunday lunchtimes with their weekly carvery.

Trade profit and loss accounts for the year ending June 2018 show a net turnover of £362,387. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the Hampshire Rose would well suit a hands-on operator who could continue to drive the family friendly community ethos, and strive to draw further trade in from the surrounding conurbations. An increase in advertising and the number of covers could greatly increase turnover.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.
Rateable Value £31,000.



TENURE & PRICE

LEASEHOLD £50,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from EI Group, for a term of 10 years commencing June 2013. This assignable lease falls within the security provisions of Part II Landlord & Tenant Act 1954. The lease is of full tie, however our client chooses to buy out on wines and minerals.

Payments due under the lease per annum as follows:

Rent: £42,481.40

Buildings Insurance: £3,649.76

Cellar cooling maintenance: £573

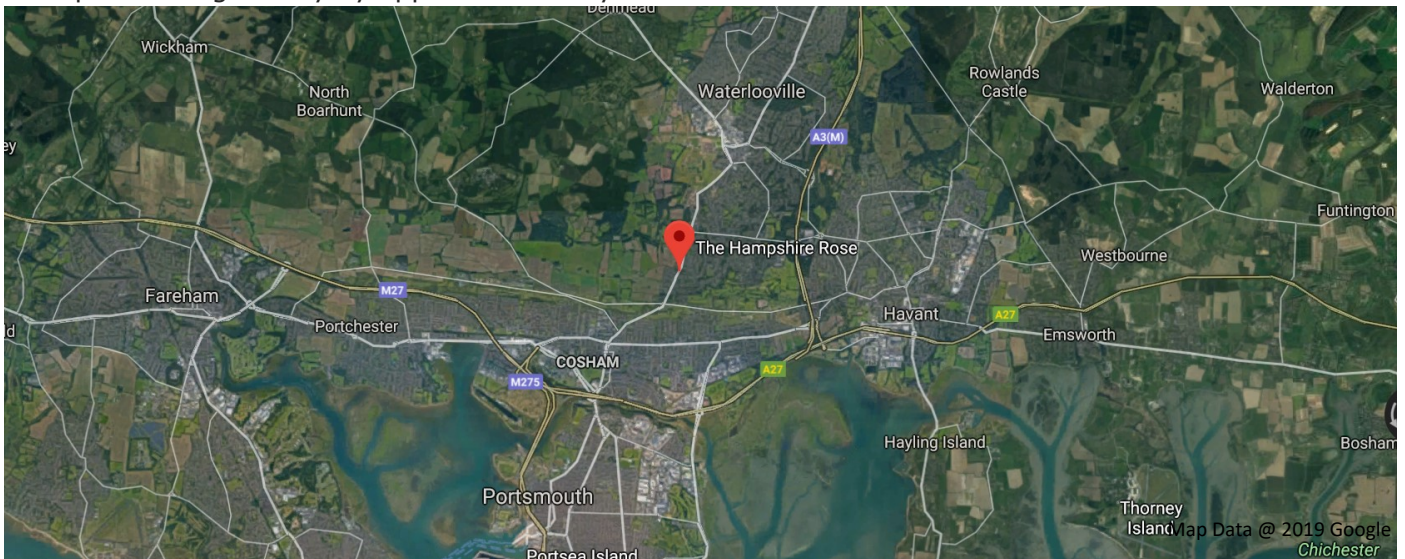
Heating maintenance and replacement: £866

Compliance testing: £1,214

Tie release - Wines: £2,067.07 (optional)

Tie release - Minerals: £3,785.90 (optional)

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



Energy Performance Asset Rating

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

94

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 697
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 162.67
Primary energy use (kWh/m² per year): Not available

Benchmarks

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

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EPC Reference: 0250-9906-0337-6050-0080

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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