



Waterloo Arms

101 Waterloo Road, Southampton, Hampshire, SO15 3BS

Freehold £495,000

- Hampshire coastal city freehouse
- Mature residential area
- Bar (65) and conservatory (35)
- Three bedroom owners accommodation
- Large enclosed trade garden (60)

Ref: 92091

01460 259100

wessex@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Waterloo Arms is located in the Southampton suburb of Freemantle and is one mile west of the city centre. The pub lies half a mile from Millbrook train station (on the south-west mainline to London Waterloo) and even closer to the A33, an urban dual carriageway subsequently connecting to the M27 motorway.

Southampton is home to over 250,000 people. This historic port city is self-billed as 'The Cruise Capital of Europe'. Most famously it is where the Titanic began its ill-fated voyage. The city also impresses with modern retail developments such as The Shiny Westquay Mall and specialist restaurants catering to cuisines from all around the globe. Southampton is also home to two universities, Southampton University and Southampton Solent University.

The Waterloo Arms is a detached brick built mock Tudor style building, that was constructed in the 1930's. The pub occupies a plot size of 0.11 acres which includes the outside trading space.

TRADE AREAS

Front entrance from Waterloo Road into MAIN BAR. This trade space is decorated in a traditional manner featuring two brick fireplaces which house artificial log burning stoves, fitted carpet and fixed bench seating and polished top BAR SERVERY with canopy and back bar display. Polished tables, chairs and fixed benches provides seating for approximately 65 customers.

To the rear of the property is the CONSERVATORY, which is used for overspill seating and private functions. Fitted with non-slip flooring, wooden tables and chairs this room provides seating for circa 35.

CATERING KITCHEN with non-slip flooring, hygienic wall cladding and a range of stainless steel equipment.

LADIES AND GENTLEMEN'S TOILETS.

Accessed behind the bar serverly via a staircase is the BASEMENT REFRIGERATED BEER CELLAR, with delivery hatch to the east side courtyard.

OWNERS ACCOMMODATION

Located at first floor is the PRIVATE ACCOMMODATION comprising:

- THREE DOUBLE BEDROOMS, one with 'walk in' wardrobe
- LOUNGE
- DOMESTIC KITCHEN,
- BATHROOM with separate shower cubicle
- LAUNDRY ROOM

The owners accommodation can also be accessed via a separate outside entrance via the east courtyard.

EXTERNAL

To the rear of the property is a fully enclosed SPLIT LEVEL TRADE PATIO with a mixture of slabs and decking. The decking is custom fitted with LED spotlights for late night drinkers. The outside can seat approximately 60 customers. PRIVATE COURTYARD to the east of the pub.

To the west is a SERVICE YARD with a BOTTLE STORE.

THE BUSINESS

The Waterloo Arms is currently run under management and was purchased by Hop Back Brewery in 1991. We are advised by Hop Back Brewery that the business averages a weekly gross turnover of around £4,000, 75% wet sales and 25% dry sales, but understand that historically it had turned over circa £500,000.

TENURE & PRICE

FREEHOLD £495,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

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.

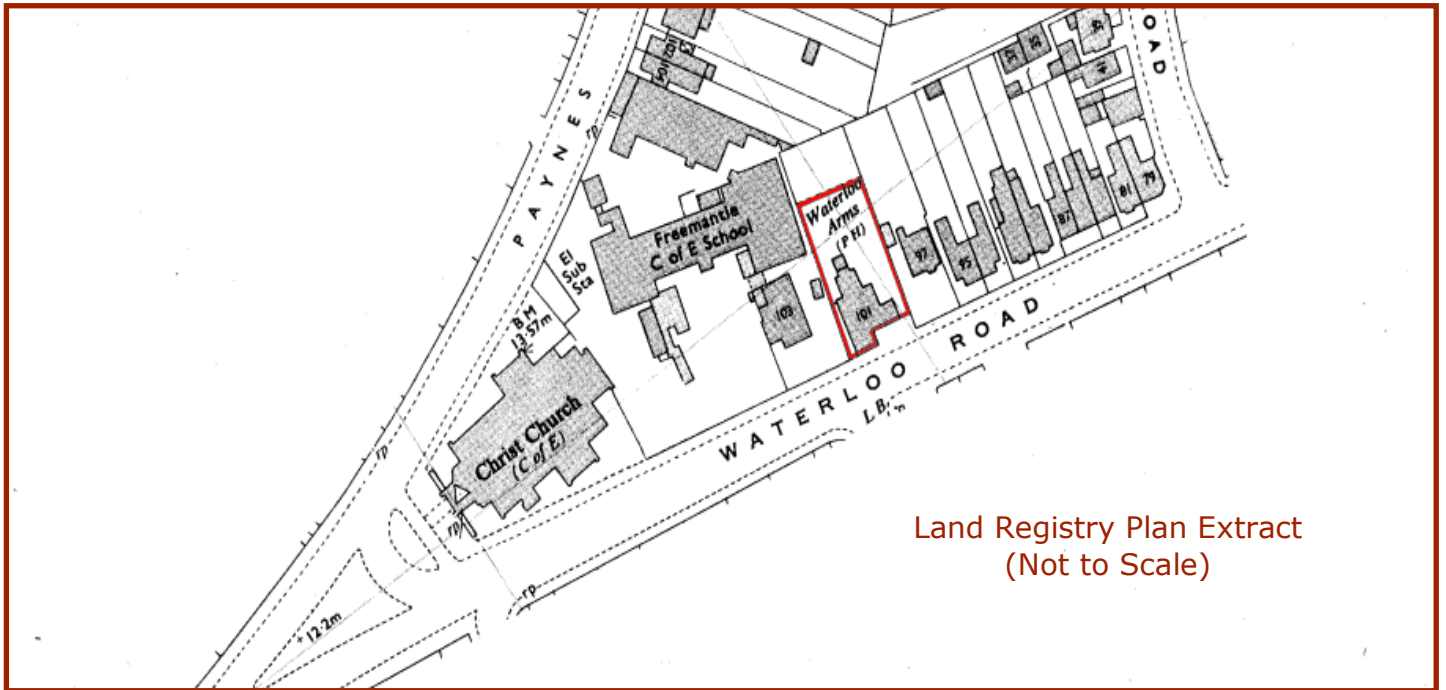
SERVICES

All mains services are connected.

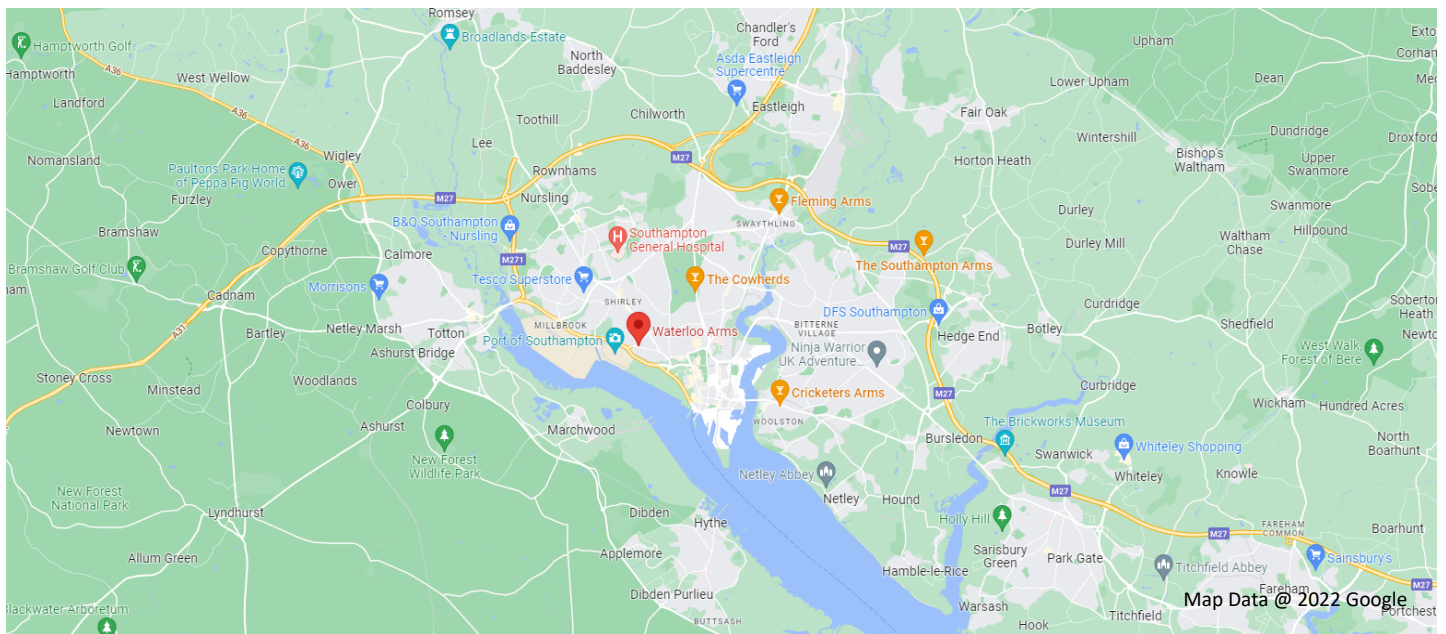
Local Authority: Southampton City Council

Rateable Value: £19,250





Land Registry Plan Extract
(Not to Scale)



BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for
your purchase of this or any other
business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as
46% off their gas and electricity bills with
our impartial price comparisons

EPC Reference: N/A

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635