



The Izaak Walton

High Street, East Meon, Petersfield, Hampshire, GU32 1QA

Tenure: Freehold
Leasehold

Price: £475,000 + VAT

Price: Nil Premium

Ref: 95469

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Centre of picturesque village in East Hampshire
- Within the Meon Valley, South Downs National Park
- Bar and restaurants (57)
- Spacious 4 bedroom accommodation
- Car park (13), beer garden (70+)
- Available freehold or on favourable new free-of-tie lease

Location

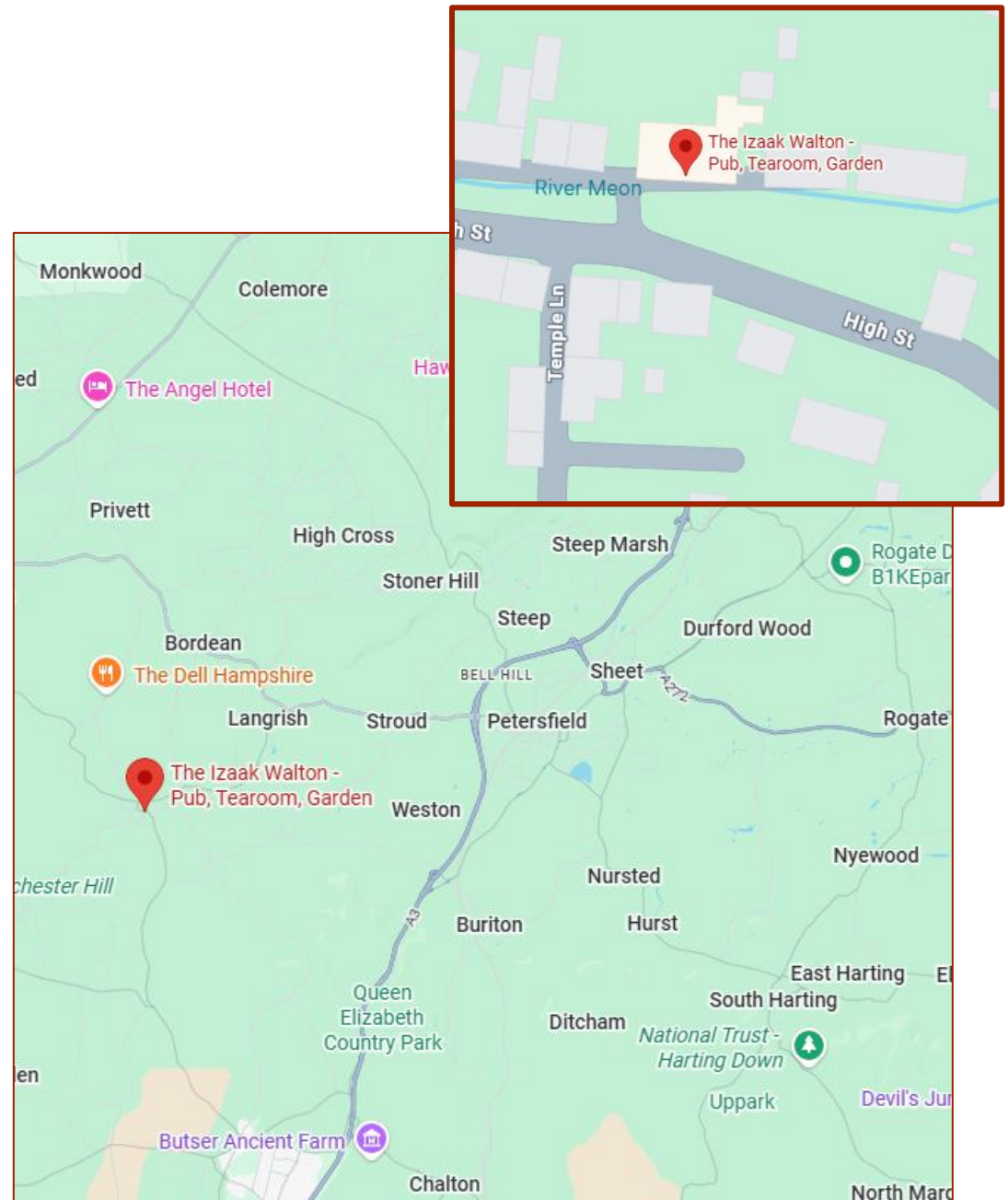
The Izaak Walton is situated in the centre of the picturesque East Hampshire village of East Meon, named after the chalk stream, the River Meon, which flows through it. The village is the highest in the Meon Valley and lies within the South Downs National Park. Henwood Down is a prominent hill which rises approximately one mile to the west and the South Downs Way, a long-distance footpath and bridleway, passes over the southern spur of the hill. Outdoor enthusiasts can also enjoy the old Meon Valley Railway which has been transformed into a rural trail between the villages of Wickham and West Meon.

East Meon is located approximately 4 miles west of Petersfield and has a population of around 1,200. The village has a number of amenities which include a convenience store, All Saints Church, a village hall, a primary school and two public houses (one of which is The Izaak Walton). There are good local transport links: the A3 trunk road is found at Petersfield and connects London to the port city of Portsmouth; Petersfield train station is managed by South Western Railway and sits on the Portsmouth line which connects Portsmouth Harbour in the south to London Waterloo via Woking in the north.

The Property

The Izaak Walton is a two storey, detached, brick constructed property under a pitched slate roof.

The property lies within the village's conservation area and occupies a plot of around 0.33 of an acre.



Trade Areas

GROUND FLOOR

Total Floor Area – 306 square metres

Front entrance off High Street into the U-shaped bar area. This comprises two interconnecting trade areas: a LOUNGE BAR and a RESTAURANT. The centrepiece is a long, polished, wooden top BAR SERVERY which could have bar stool seating for around 5.

LOUNGE BAR: a characterful trade space on the west wing, having a mix of wooden floorboards and quarry tile flooring and an open fireplace. This area can seat around 22 customers.

RESTAURANT: situated on the east wing, having fitted carpet and seating for around 30.

TRADE KITCHEN: with nonslip flooring, hygienic wall cladding, a stainless-steel extraction canopy, a wash up area and a storage cupboard.

PREPARATION & WASH-UP KITCHEN: this adjoins the trade kitchen and has nonslip flooring and hygienic wall cladding.

LADIES' & GENTLEMEN'S TOILETS. BOILER ROOM. On level BEER STORE.

Owners' Accommodation

FIRST FLOOR

With both internal and external access. The accommodation comprises 4 BEDROOMS (doubles), a large LIVING ROOM with KITCHENETTE and DINING area, BATHROOM and SHOWER ROOM with neighbouring WC.





External

REAR CAR PARK for around 11 - 13 vehicles. Lawned BEER GARDEN which seats more than 70 customers. Brick barbecue. SMOKING SHELTER to seat around 10. Barrel Yard. Service Yard/Bin Store. Detached GARAGE with lean-to WOOD SHED.

The Business

The business has been let out to third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

The property may be suitable for alternative community or commercial uses, subject to the necessary planning permissions being granted.

Licence

A full Premises Licence is held for the supply of alcohol on and off the premises.

Monday-Saturday 10:00-23:00

Sunday 12:00-00:30

Services

Mains electricity, water and drainage are connected.

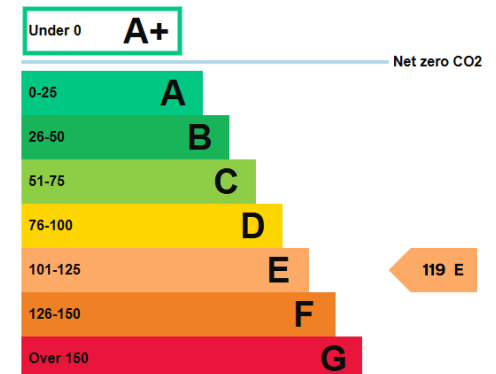
Oil fired central heating.

LPG for cooking.

Local Authority: East Hampshire District Council.

Rateable Value: £12,500 as at 1st April 2026

Certificate 0050-2975-0378-3490-7080



Tenure & Price

Freehold £475,000 + VAT

VAT will apply on the sale of this property. It 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.

LEASEHOLD NIL PREMIUM

The Landlord will consider the creation of a new lease on the following terms:

- For a term of up to 20 years.
- Protected by Part II Landlord & Tenant Act 1954.
- Assignable subject to Landlord's consent. Such consent not to be unreasonably withheld.
- The successful applicant will be required to lodge with the Freeholder a deposit equivalent to six months' rent in advance plus VAT. Personal guarantors will be required if the lease is taken out in limited company.
- A guide rent of £34,000, paid quarterly in advance.
- Subject to rent reviews every fifth year of the term. Annual RPI indexation will be added at a minimum of 2.5% and a maximum of 5% per annum.
- Full repairing and insuring lease.
- Free of all trade ties.
- The Landlord will insure the building and charge the Tenant by way of an Insurance Rent.

Please note that VAT will be payable on rental payments.

The successful applicant will need to contribute £1,500 towards the Landlord's legal costs.

All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors' fees as a minimum.

Applicant form and business plan available upon request.

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



Sales Conditions

- *Each party is to be responsible for their own costs incurred in this transaction.*
- *The Purchaser will be required to pay an abortive legal fee deposit of £10,000 (to be held by the Seller's solicitor) prior to the release of the legal package.*
- *The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.*
- *The Seller will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable show good title (assuming any issue identified cannot reasonably be covered by title indemnity insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.*
- *Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.*
- *Completion to be 15 working days thereafter.*



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Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.