

Great Western Hotel, Vyne Road, BASINGSTOKE, RG21 5ND

**FREEHOLD
FOR SALE
OFFERS INVITED**

- **Highly visible and prominent location adjacent to Basingstoke railway station**
- **Pub occupying 0.23 acre site**
- **Potential for development, subject to planning**
- **Closing date for offers Tuesday 13 February 2018**



**DRAKE
& COMPANY**

020 7495 7500

PROPERTY CONSULTANTS



LOCATION

Basingstoke has a resident population of 114,000 and is situated 48 miles south west of London. The Great Western Hotel Occupies a highly prominent location visible from the railway station.

PROPERTY

Large public house with main bar, restaurant, trade kitchen and WC's at ground floor with 8 letting rooms and private accommodation above. Externally there is parking for 12 cars and a patio area.

From digital mapping and our inspection we estimate that the property provides the following approximate areas:

Total Site Area	0.23 acre	930 sq m
Gross Built Area (Ground)	2,186 sq ft	203 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

DEVELOPMENT POTENTIAL

In our view, the site offers excellent development potential, subject to planning.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value:	£8,950
Rates payable 2017/18:	£3,171.

Interested parties are advised to verify these figures with Basingstoke and Deane Borough Council on 01256 844844.

TERMS

We are instructed to invite offers for the benefit of our client's freehold interest, excluding VAT, with vacant possession.

CLOSING DATE

Our client has set a **closing date for offers of Tuesday 13 February 2018.**

VIEWING

For further information or to arrange an appointment to view contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF



Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.