

Village Pub FOR SALE

- Detached pub in semi-rural location on large plot
- Attractive property with large car park & trade garden to rear
- Open plan trading area
- Private accommodation providing 4 rooms & bathroom
- OIRO £500,000 + VAT

Superb opportunity for an experienced publican to drive a food-led business

The Lapstone, Botley Road, Horton Heath, EASTLEIGH, SO50 7AP



**DRAKE
& COMPANY**

020 7495 7500

PROPERTY CONSULTANTS



LOCATION

The village of Horton Heath, together with neighbouring Fair Oak, has a population of just over 8,000 and is situated 3 miles south-east of Eastleigh.

The Lapstone is situated on the busy Botley Road (B3354) just north of the village.

PROPERTY

A detached pub with a large car park to the side, and trade gardens to front and rear. The property provides open plan trading areas together with a trade kitchen and private accommodation above.

The property comprises the following:

Ground Floor	Open plan trading area with stone flooring and character features together with trade kitchen, office, store, cellar & WC's	
First Floor	4 rooms and bathroom	
External	Outside trading areas to front and rear with patio and large grassed area Car park with 38 spaces.	

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

Site Area	0.49 acres	
Built Area	2,998 sq ft	278 sq m
Ground Floor Bar	844 sq ft	78 sq m
Ground Floor Ancillary	736 sq ft	68 sq m
1st Floor	608 sq ft	56 sq m
TOTAL	2,188 sq ft	202 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.

LICENCES & OPENING HOURS

Licensed for the supply of alcohol and live entertainment the permitted opening hours are as follows:

Monday - Sunday 07:00 - 01.00.

RATING ASSESSMENT

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

Rateable value:	£33,250
Rates payable 2016/17:	£16,525.

Interested parties are advised to verify these figures with Eastleigh Borough Council on 023 8068 8000.

LEGAL COSTS

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

TERMS

We are instructed to invite **unconditional offers in the region of £500,000**, excluding VAT, for the benefit of our client's freehold interest with vacant possession.

Loose inventory - contents on site at completion are included at no extra cost. No trade sold or warranted.

VIEWING

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

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

drakeproperty.co.uk

180 Piccadilly, London, W1J 9HF

or joint agents, Savills, on 023 8071 3900



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.