

**FREEHOLD
FOR SALE**

- Character Grade II Listed pub
- Situated in heart of picturesque historic village
- Ownership includes car park and green 100m from pub
- Potential for alternative use STP
- **OFFERS INVITED**
- **Closing date for offers Tuesday 30 May 2017**



The Black Swan, High Street, Monxton, ANDOVER, SP11 8AW



**DRAKE
& COMPANY**

020 7495 7500



LOCATION

The attractive historic small village of Monxton is situated 3 miles west of Andover, and has a resident population of 530. The Black Swan is situated in the centre of the picturesque village surrounded by a mixture of thatched and clay tiled buildings, some dating from the 16th century.

PROPERTY

A Grade II Listed character semi-detached public house which is part thatched and believed to date from at least 1662. The property comprises the following:

- Ground Floor** Trading area situated to rear of property - main bar and two restaurant areas with character features, WC's, beer cellar & kitchen
- First Floor** 4 rooms and bathroom
- External** Trade garden to rear overlooking brook. Car park (24 spaces) and village green occupying separate plot 100m from pub.

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

Pub Site Area	0.16 acre	648 sq m
Car Park & Green	0.47 acre	1,902 sq m
Total Site Area	0.63 acre	2,550 sq m
Gross Built Area (Ground)	3,538 sq ft	329 sq m
Ground Floor Bar	1,215 sq ft	113 sq m
Ground Floor Ancillary	683 sq ft	63 sq m
1st Floor	548 sq ft	51 sq m
TOTAL	2,446 sq ft	227 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.

RATING ASSESSMENT

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

Rateable value:	£17,250
Rates payable 2017/18:	£7,573.

Interested parties are advised to verify these figures with Test Valley Borough Council on 01264 368000.

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 for the benefit of our client's freehold interest with vacant possession. VAT will be payable.

CLOSING DATE

Our client has set a **closing date for offers of Tuesday 30 May 2017** and please contact us for further information or a bid form.

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



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.