FOR SALE GUIDE PRICE £450,000 PLUS VAT

THE GEORGE INN

St Mary Bourne, Andover, SP11 6BG

Key Highlights

- Freehold public house with vacant possession
- Prominent affluent village location
- Grade II Listed
- 15 vehicle car park at rear
- Extensive owner's accommodation with two letting rooms
- Of interest to pub and restaurant users

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Location

The property is situated in the centre of the village of St Mary Bourne. St Mary Bourne is a small village and civil parish in the Basingstoke and Deane district of Hampshire. It lies in the valley of the Bourne Rivulet, a tributary of the River Test 5 miles northeast of the town of Andover.

Description

The site extends to 0.285 acres (0.115 hectares) and is generally regular in shape with an even topography.

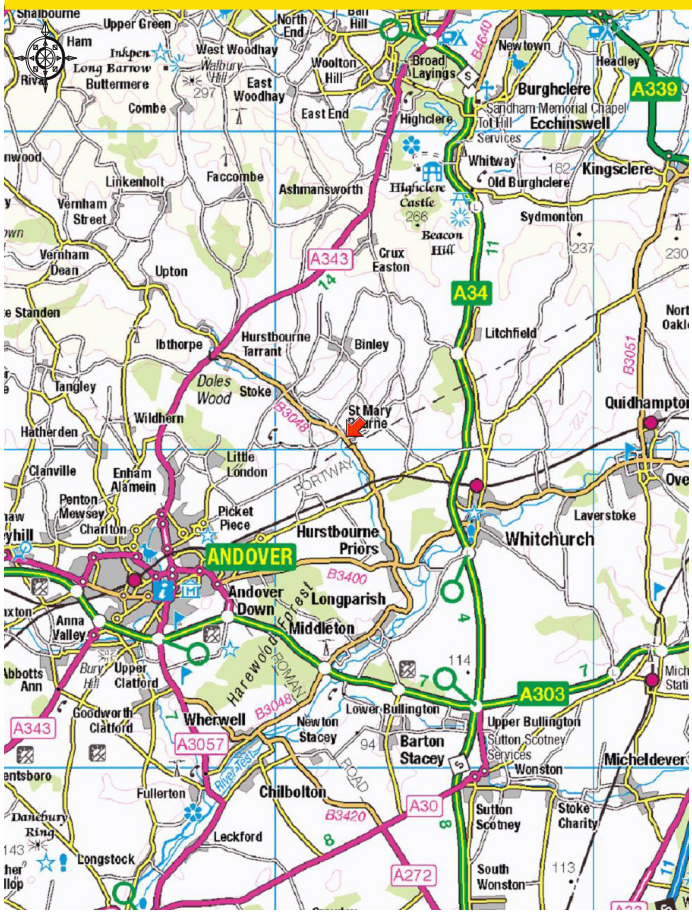
The property comprises a Grade II Listed, two storey building of traditional brick and flint elevations with single glazed sash fenestration throughout under a slate tiled pitched roof.

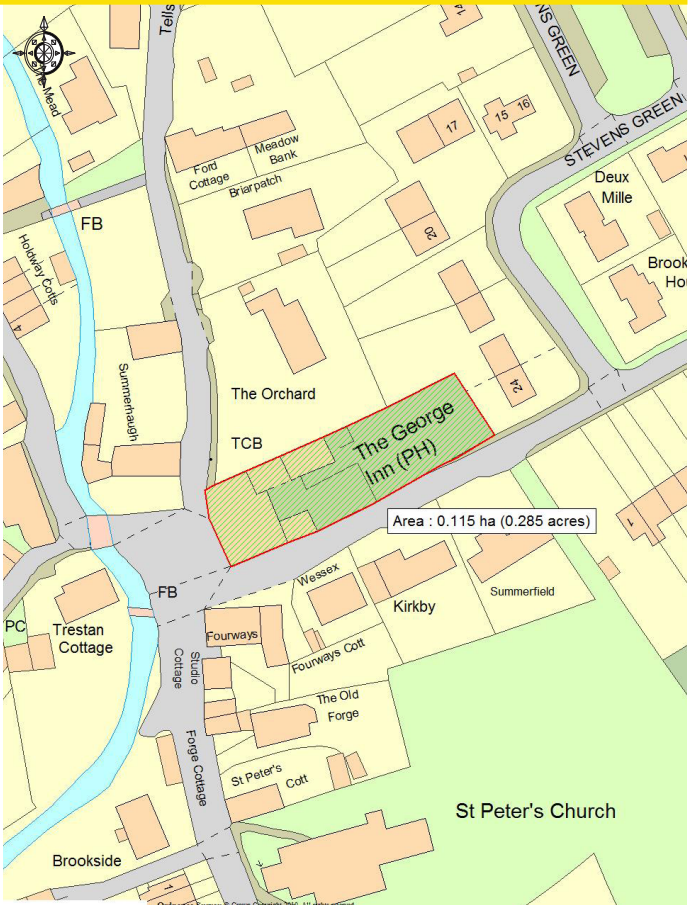
Accommodation

The ground floor trade area is traditional in style with the bar area positioned centrally and dining areas to the right (60) and left (50). There is also an entertainment area on the left hand side with pool table. The kitchen is located to the rear beyond the left hand dining areas.

The first floor provides owners accommodation which includes 3 double bedrooms, kitchen / living room, bathroom and two en-suite letting bedrooms.

Externally, there is a tarmacadam car park to the rear for 15 vehicles and a paved trade area with seating directly adjacent to the rear of the pub.





Tenure

The property is available freehold with vacant possession on completion.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £11,250. The National Multiplier for England and Wales for 2019/2020 is £0.504.

Premises Licence

The property has been granted a Premises Licence in accordance with the Licensing Act 2003.

The pub is licensed to open 10:00 – 02:00 Monday to Sunday but operates under traditional hours.

Planning

The public house is Grade II Listed and sits within The St Mary Bourne and Stoke Conservation Area.

The site is also situated within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Guide Price

Guide price of £450,000 for the freehold interest with vacant possession.

The sale will be subject to an overage agreement. In the event the future owner obtains planning permission for alternative use/s the owner and seller will share equally in any uplift in the Market Value of the Property. This overage will apply for 25 years.

Energy Performance

The property has an Energy Performance Rating of D-89.

Services

The property is understood to be connected to mains water, electricity and drainage with LPG (bottle) gas for the kitchen and oil boiler.

Viewing

All viewings must be arranged strictly by appointment with the sole agents Savills.

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