

Licensed Leisure Ship Inn

10 High Street, Upavon, Pewsey SN9 6EA

Freehold For Sale – Guide Price £575,000



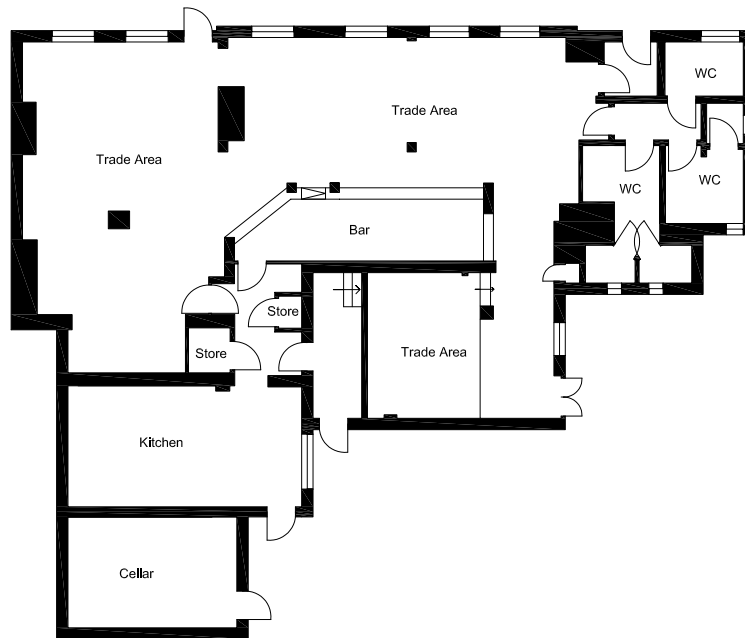
- Grade II Listed Public House
- Traditional Features
- 4 Bedroom Owners Accommodation
- Huge Trade Scope

Savills Southampton
2 Charlotte Place
Southampton SO14 0TB

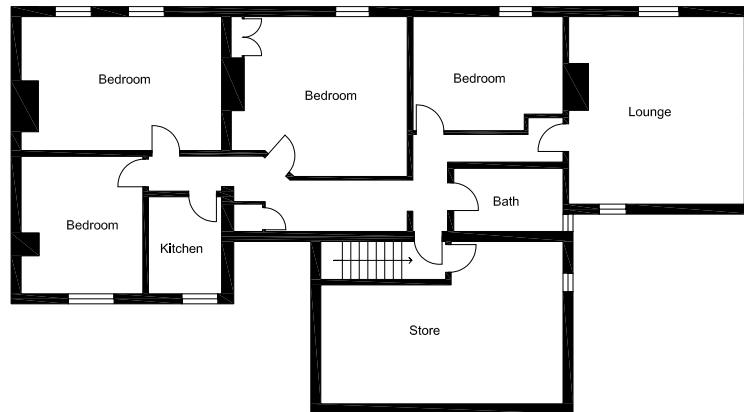
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Ground Floor



First Floor

Location

The property is situated in Upavon, near Pewsey, Wiltshire, 10.5 miles south of Marlborough and 10 miles north of Amesbury. It is situated on High Street with the pub fronting the main road. The surrounding area is predominantly residential, with St Mary's Church directly towards the rear.

Description

The property comprises a 16th Century two storey building of traditional brick construction under a pitched thatched roof, with part slate to the rear. The building benefits from many traditional features including open fire places and exposed beams.

Externally to the front, the pub benefits from a small pavement trading area with approximately 20 covers across benches. At the rear there is a further decked trading area, with smoking solution and pizza oven. There is also a service yard.

The site extends to 0.099 acres (0.040 hectares) and is regular in shape.

Internally the ground floor provides a traditional public house with three interconnecting areas (50 covers) surrounding an L-shape bar servery. WC facilities are located to the left of the entrance with the back of house areas at the rear of the pub and provide a commercial kitchen, store and cellar. Access is also provided to the first floor which comprises of four bedrooms, lounge, bathroom and utility room.

Planning

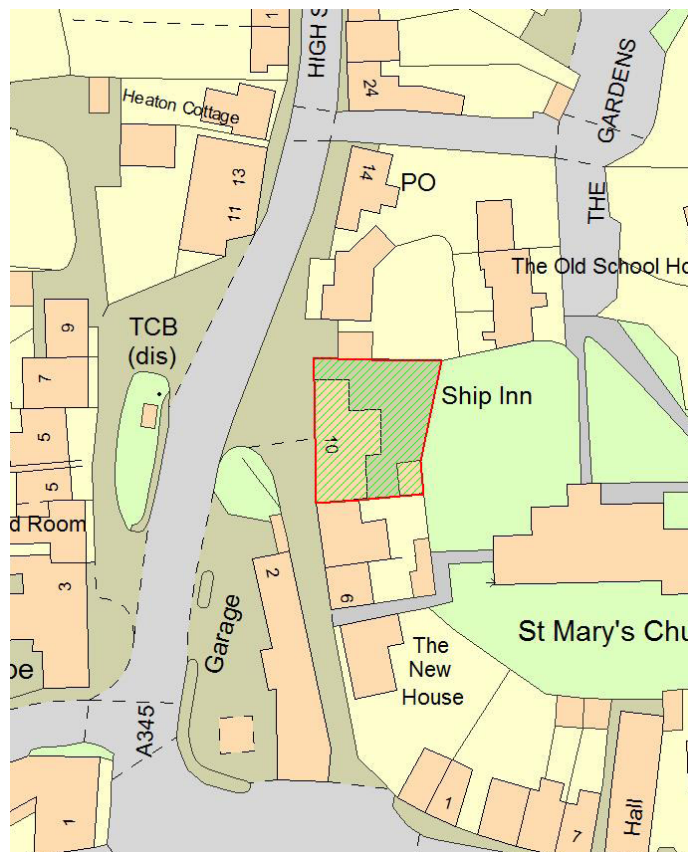
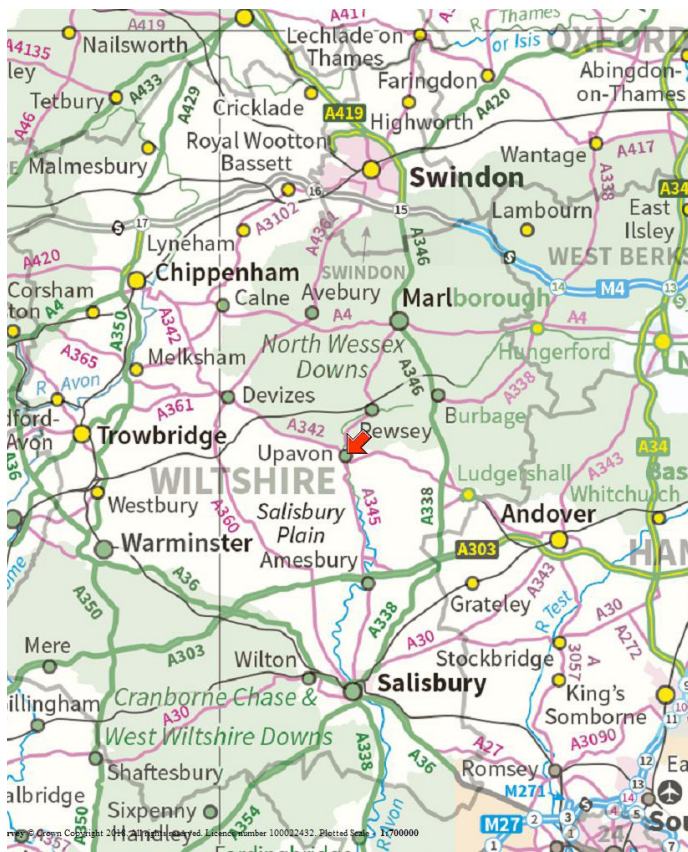
The property is Grade II Listed and is located within Upavon Conservation Area.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand the pub trades under traditional trading hours.

Fixture & Fittings

The fixture and fittings are included and the public house will be sold 'as seen' less any personal items.



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The Business

The public house has a 'warm intimate' décor and is popular with regulars and visitors alike. We understand the income percentage split for the pub is as follows:

Wet	75%
Food	25%

Trading accounts will be provided to seriously interested parties upon request.

Tenure

Freehold.

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £19,000.

Contact

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The National Multiplier for England and Wales for 2017/18 is £0.479.

Guide Price

Offers are invited in the order of £575,000. VAT will not be applicable.

EPC

Grade II Listed therefore not required.

Viewing

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

Important Notice

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