

FREEHOLD FOR SALE - OFFERS INVITED

FORMER QUEENS PUBLIC HOUSE

High Street, Selborne, Hampshire, GU34 3JJ



Photo taken in 2015

Key Highlights

- Village centre position
- Freehold / leasehold available
- 0.494 Acres (0.200 Ha) site
- Potential for a number of different uses (STP)

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton SO14 0TB
+44 (0) 23 8071 3900

savills.co.uk

savills



Current Site Location



The Opportunity

The public house use ceased in January 2016. The building was stripped of all fittings and internal walls in March 2016. The property therefore provides an opportunity for a number of different uses subject to planning.

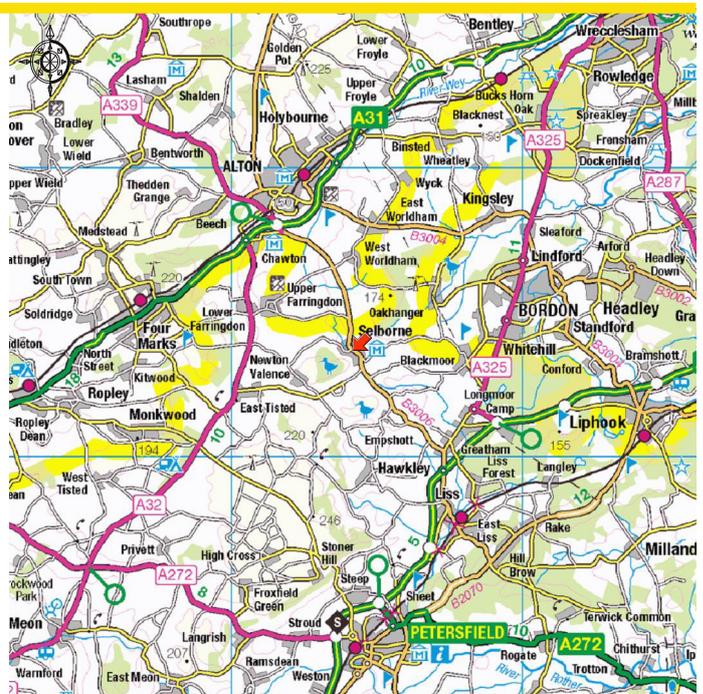
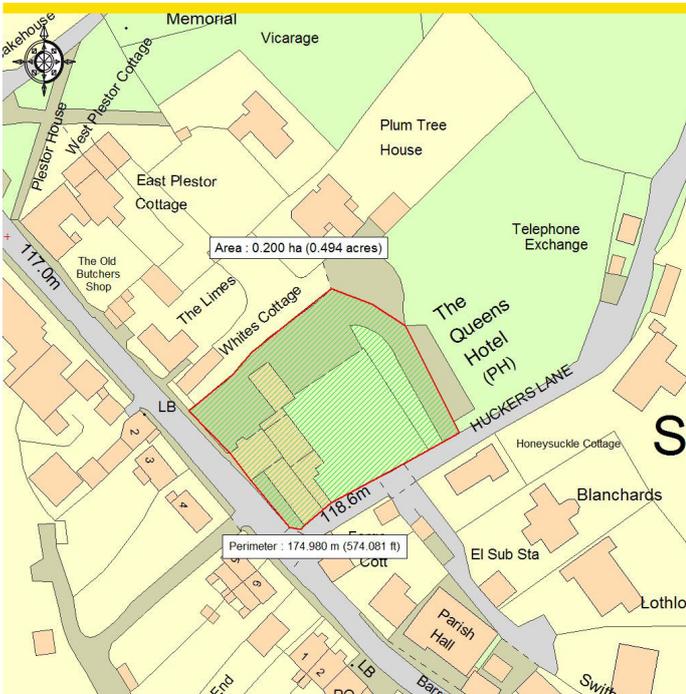
The owner is happy to provide plans for the property to bonafide interested parties upon request. Unconditional offers are invited for the freehold or alternatively rental offers for a new commercial lease.

Location

Selborne is an attractive village in East Hampshire, located on the B3006 which links Alton (5 miles), the A3 and Petersfield (9 miles) and further on to Winchester (21 miles). The village is popular with walkers and receives visitors on almost every day of the year because of its links with the world famous naturalist, Gilbert White, who was a pioneer of bird watching.

Description

The building is traditional brick built, three storey, with basement, under a pitched and clay tiled roof. Internally, the property has been stripped out ready for an operator/retailer to fit out.



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd.
 NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £38,250. The National Multiplier for England and Wales for 2018/2019 is £0.493.

Energy Performance

The subject property has been given a 'D88' Rating. The EPC will be made available to interested parties upon request.

Price

Unconditional offers are invited for the freehold interest, with vacant possession. Rental offers are also invited for a new commercial lease, term to be agreed. VAT will also be applicable.

Viewing

For a formal viewing, strictly by appointment with Savills.

Energy Performance Certificate
HM Government

Non-Domestic Building

The Queens
High Street
Selborne
ALTON
GU34 3JJ

Certificate Reference Number:
0709-3060-0712-0390-9325

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

88

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 498
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

42
if newly built

69
if typical of the existing stock

Contact

Adam Bullas
 +44 (0) 23 8071 3957
 abullas@savills.com

James Greenlees
 +44 (0) 23 8071 3986
 jgreenlees@savills.com

Savills Southampton
 2 Charlotte Place
 Southampton SO14 OTB

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | July 2018

