

# THE OLD FARMHOUSE

39 Mount Pleasant Road, Southampton, Hampshire, SO14 0EG



## Key Highlights

- Traditional public house
- Site area of 0.326 acres (0.132 ha)
- Of interest to pub and restaurant groups, owner operators and investors alike
- Grade II\* Listed
- Long Leasehold available

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## Location

The Old Farmhouse public house is located in Mount Pleasant, a district of Southampton which is situated to the north-east of the city centre. It is located 30 miles (48 km) north east of Bournemouth and 12 miles (16 km) south of Winchester on the M3 road.

The property occupies a prominent position on Mount Pleasant Road. The surrounding properties are predominantly of a residential use although there are industrial estates to the north and east of the property. The Meridian Waterfront development of 350 units is also located to the east of the pub.

## Description

The subject property is arranged over ground and first floor levels. The elevations are of traditional brick construction beneath a pitched roof.

Internally the public house is traditional in style with many attractive features such as low ceilings, exposed beams and brickwork, wood panelling and open fire places.

The trade area is split into two rooms, with the main trade room accessed on arrival with an L-shaped bar servery. There is an entertainment room adjacent to this with pool table and dart board. WC facilities are also located nearby. The kitchen is located directly behind the bar. The cellar is then located to the right of the kitchen accessed via a covered walkway.

The ground floor measures approximately 200.9 sq m (2,162 sq ft) GIA.

First floor provides 2 bedrooms (1 en-suite), lounge, dining room, kitchen and bathroom.

Externally, there is a large beer garden with approximately 15 picnic benches to the rear and parking for circa 10 vehicles to the front and side.

## Rateable Value

The property is Listed in the 2017 Rating List with a rateable value of £11,500. The National Multiplier in England for 2018/2019 is 0.493.

## Premises Licence

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

## Planning

The property is Grade II\* Listed but does not lie in a conservation area. It also falls within the administration boundary for Southampton City Council.

The property currently holds A4 Public House consent.

## Tenure

The Old Farmhouse has approximately 825 years remaining on the long lease, but there is no record of the landlord so effective virtual freehold is available.

## Guide Price

Offers are invited in the order of £395,000. VAT will be applicable.

## Fixtures & Fittings

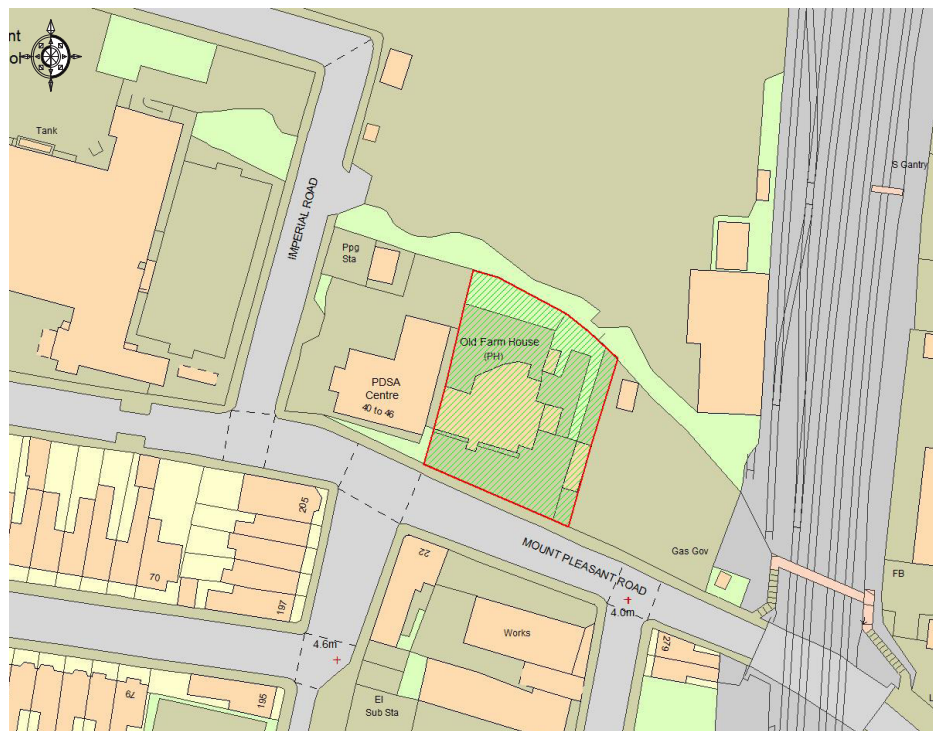
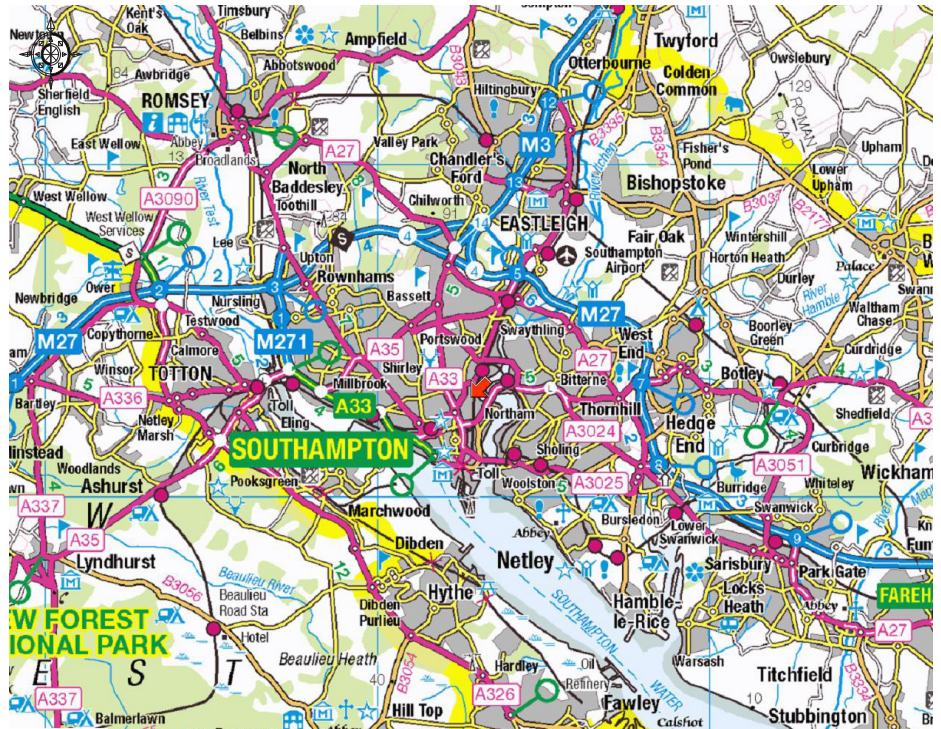
Fixtures and fittings are not included but the Vendor is not required to remove any prior to completion.

## Energy Performance

The public house has an EPC rating of "D96". The EPC is available to seriously interested parties upon request.

## Viewing

For a formal viewing, strictly by appointment with Savills.



## Contact

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