LONG LEASEHOLD PUBLIC HOUSE FOR SALE  GUIDE PRICE £395,000 + VAT

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

SAVILLS SOUTHAMPTON
2 Charlotte Place
Southampton, SO14 0TB
023 8071 3900
savills.co.uk
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
Adam Bullas
+44 (0) 23 8071 3957
abullas@savills.com

James Greenlees
+44 (0) 23 8071 3935
jgreenlees@savills.com

Savills Southampton
2 Charlotte Place
Southampton, SO14 0TB

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.