

FREEHOLD FOR SALE GUIDE PRICE £695,000

OLD BEAMS INN

Salisbury Road, Ibsley, Ringwood, BH24 3PP



Key Highlights

- Prominently located on A338 between Ringwood and Fordingbridge
- Freehold public house
- Grade II Listed
- Large site of approximately 0.647 acres (0.262 ha)
- Of interest to investors and owner-occupiers
- Separate manager's/owner's flat

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Location

Ibsley is a village in Hampshire situated on the western edge of the New Forest National Park. The hamlet is situated on the A338 road, connecting Bournemouth with Salisbury. The nearest town is Ringwood, which lies approximately 3.5 miles to the south.

The public house is situated equidistant between Ringwood and Fordingbridge, in a prominent position fronting the A338 albeit slightly recessed. The surrounding area is predominantly of residential form. The area is picturesque and very popular with hikers and tourists.

Description

The site extends to 0.647 acres (0.262 hectares) and is irregular in shape with a relatively even topography. The building is constructed in a Tudor style with rendered stone elevations beneath a pitched thatched roof. There are many original features still in place such as an Inglenook fireplace and exposed beams.

There is parking for circa 20 vehicles to the front of the property. Towards the rear, there is a trade garden as well as a large gravel car park with space for approximately 50 cars.

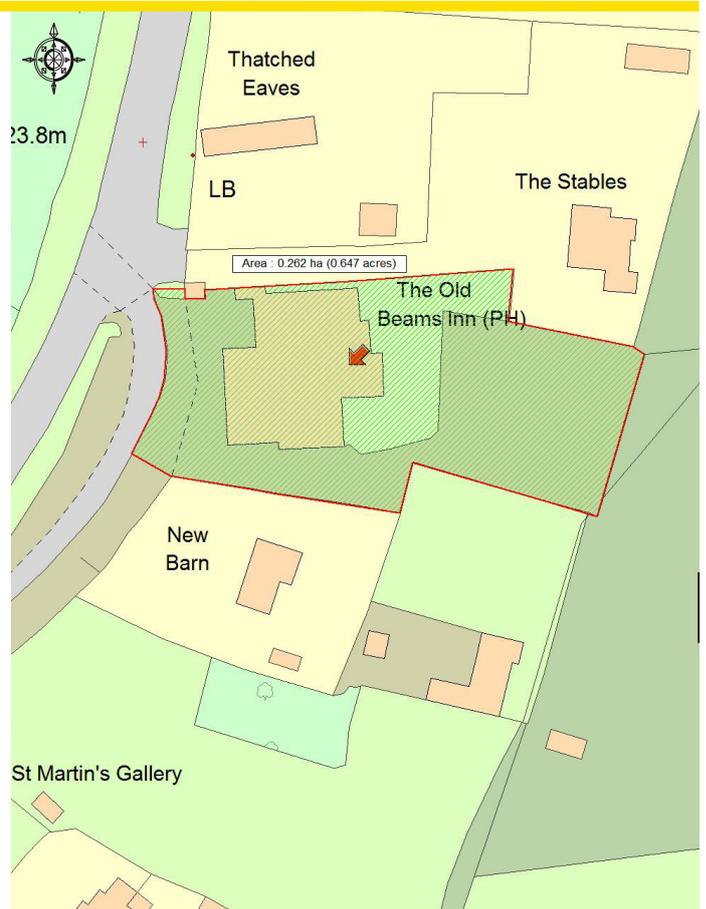
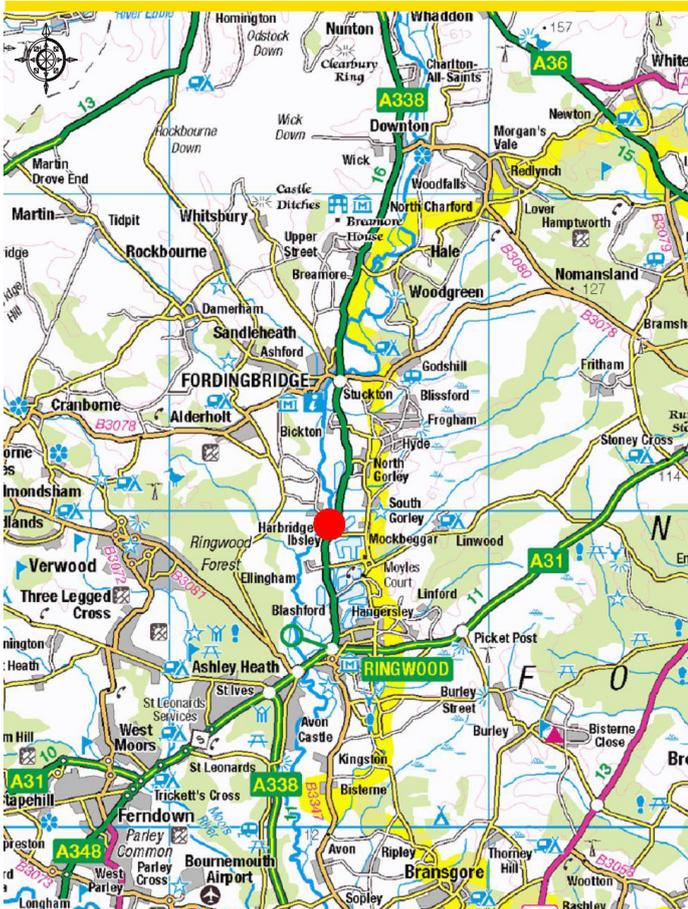
The pub is accessed by three doors on the front elevation and internally, the pub is split into a number of interconnecting rooms. There are extensions which provide two conservatory-style dining areas to the rear of each side of the pub. There are a total of approximately 100 covers. The bar servery holds a central position, with the open trade kitchen on the right hand side of the property. The ladies' and gent's WC facilities are located to the left of the main entrance.

At first floor level, there is a manager's flat comprising two bedrooms and a bathroom.

The ground floor extends to approximately 5,387 sq ft (500.47 sq m).

Tenure

Freehold. The property will be sold with vacant possession.



Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £50,000. The National Multiplier for England and Wales for 2018/19 is £0.493.

Planning

The property is Grade II Listed.

The pub has an established 'A4 drinking establishment use'.

Licences

The premises is licenced to open between 8am – 12am on weekdays and 8am – 1am on weekends. Sale of alcohol is permitted between 11am – 11:30pm on weekdays and 11am – 12:30am on weekends. The public house has now closed.

Energy Performance

The subject property has been given a 'D-76' Rating. The EPC will be made available to seriously interested parties upon request.

Price

Unconditional offers are invited in the region of £695,000 for the freehold interest, with vacant possession. VAT will also be applicable.

Viewing

For a formal viewing, strictly by appointment with Savills.

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