

# THE NEW INN

5-7 MAIN ROAD, TOTTON, SOUTHAMPTON SO40 7EP



FREEHOLD PUBLIC HOUSE FOR SALE WITH VACANT POSSESSION

savills



THE NEW INN

Craft Beer  
Live Music & Sports  
Stone Baked Pizza  
A Warm Welcome

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## HIGHLIGHTS INCLUDE:

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- Freehold public house
- Site area of 0.280 acres (0.1133 ha)
- Property arranged over two levels extending 407 square metres (4,386 sq ft)
- 7 car parking spaces to the front of the property
- Extensive rear trade garden
- Development/conversion potential (STP)
- Offers in the region of £495,000 plus VAT invited

## LOCATION

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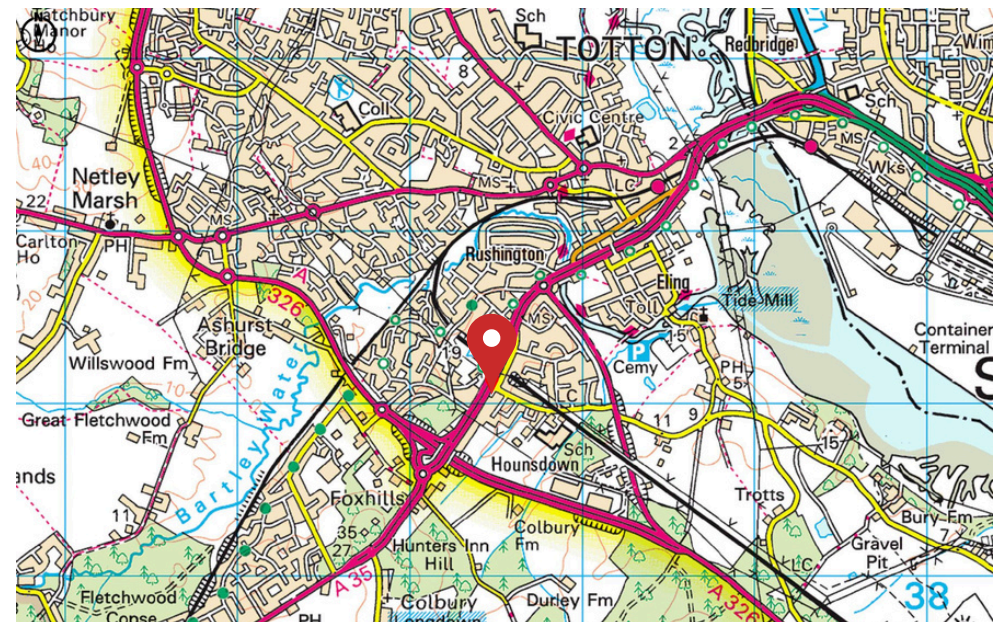
The New Inn is prominently located on Main Road (A35) in Totton, a bustling suburb of Southampton situated approximately 4 miles to the west of Southampton City Centre. The property is prominently positioned across the road from a large industrial estate, which generates a steady flow of activity in the area. It is also conveniently located in close proximity from Hampshire County Council's highways depot and Hounsdawn School, adding to the diverse mix of local activity.

Totton benefits from excellent transport links, including the nearby Totton Railway Station and easy access to the M27 motorway, connecting the property to Southampton, the New Forest, and beyond.

## DESCRIPTION

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The property comprises of a former coaching inn and is a two-storey, detached brick building arranged over the ground and first floors. It features a rear trade garden and seven car parking spaces at the front. The building has painted rendered elevations beneath a multi-pitched tiled roof, with an element of flat roofing towards the centre of the building.



- \_\_\_\_\_ **LOCATION MAP** \_\_\_\_\_
- \_\_\_\_\_ **STREETVIEW** \_\_\_\_\_
- \_\_\_\_\_ **WHAT3WORDS** \_\_\_\_\_

## ACCOMMODATION

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### Ground Floor:

The ground floor features two distinct bar areas: a public bar on the left and an open-plan sports area on the right, equipped with a dartboard, pool table, and TVs. The bar servery is U shaped and dissects both areas. Additional facilities include a small kitchen, men's and ladies' toilets adjacent to the beer storage area to the left of the building, and multiple storage rooms throughout the property.

### First Floor:

The first floor comprises a bathroom, three bedrooms, a lounge, an office, and a kitchen, offering ample living accommodation. The first floor can be accessed from a rear door.

## FLOOR AREAS

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The following are approximate Gross Internal Areas:

GF – 276.25 sq. m (2,973 sq. ft)  
1st – 131.25 sq. m (1,413 sq. ft)  
Total – 407.5 square metres (4,386 sq. ft)

Floor plans are available upon request.

## TENURE

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The property is held freehold (Title Number HP300089) as outlined in red on the above promap.

## PLANNING & CONSERVATION

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The site falls under the sui generis use class. It is not a listed property, nor is it located within a conservation area or a prohibitive flood zone.

The local authority overseeing the site is Totton & Eling Town Council, and further information can be found on their website: Totton & Eling Town Council - <https://www.tottoneling-tc.gov.uk/>

## RATING

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The subject property is entered in the 2023 Central Rating List with a Rateable Value of £9,400. In England & Wales the Small Business Multiplier is £0.499 / Higher Multiplier is £0.512. Please check with the VOA for the most up to date information on all rating matters.



## EPC

The property is in the process of being reassessed. (old EPC of C-75 expired 2020).

## TERMS

Offers in the order of £495,000 for the freehold interest with vacant possession are invited.

## VAT

VAT is applicable at the appropriate rate.

## VIEWINGS

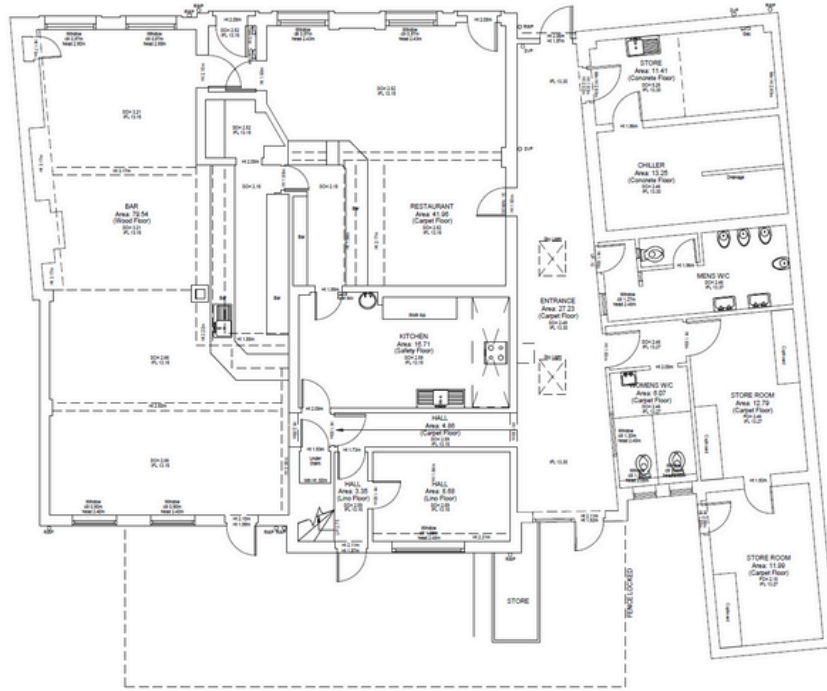
All viewings must be arranged through the sole selling agents Savills.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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## ADAM BULLAS

07812 965 395  
abullas@savills.com

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## HARRY HEFFER

07812 965 395  
harry.heffer@savills.com

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