



WOOLPACK INN
SOPLEY, CHRISTCHURCH
BH23 7AX

**FREEHOLD PUBLIC HOUSE
INVESTMENT FOR SALE**

savills



THE WOOLPACK



WOOLPACK INN, SOPLEY, CHRISTCHURCH, BH23 7AX

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Woolpack Inn (Sopley) Limited
- Property arranged over two levels: ground and first floors extending to 4,158 Sq Ft (386 S1 M)
- Recent tenant investment
- Site extending to 0.630 acres
- Current rent of £100,027 per annum
- Lease expires December 2041
- The rent is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 4% (except in the open market review year)
- **We are instructed to invite offers in excess of £1,060,000 (8.92% NIY)**
- Business unaffected by sale

LOCATION

Located in the village of Sopley in the county of Dorset, 2.9 miles (4.6 kilometres) north of Christchurch, 7.5 miles (12.0 kilometres) north east of Bournemouth and 27.6 miles (44.2 kilometres) south west of Southampton.

The Woolpack Inn is situated fronting Ringwood Road in a predominantly residential and rural area. Nearby occupiers includes the Fisherman's Haunt, the Avon Causeway (Butcombe Brewery) and the New Queen Inn.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted brick elevations beneath a part thatched and part pitched roof.

LINKS

[GOOGLE STREET VIEW](#)

[BIRDS EYE VIEW](#)

[PANORAMIC 360 VIDEO](#)

[VIRTUAL TOUR](#)



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with an L-shaped bar servery and seating on loose tables, chairs and bench seating for 84 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

First Floor: The first floor comprises part of the manager's flat, including three bedrooms, lounge, kitchen and bathroom.

Externally: There is seating on wooden benches for 120 customers and parking to the rear for 35 vehicles. An external barn is used for storage.

TENURE

The property is held freehold (Title Numbers HP598465 & HP256447).

TENANCY

The entire property is let to The Woolpack Inn (Sopley) Limited on a 20 year lease from 8 December 2021 at a current rent of £100,027 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 4% (except in the open market review year). A rent deposit of £22,645 is held by the landlord.

PLANNING

The property is Grade II Listed and is situated within the Sopley Conservation Area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

B - 40

TERMS

We are instructed to invite offers in excess of £1,060,000 (8.92% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

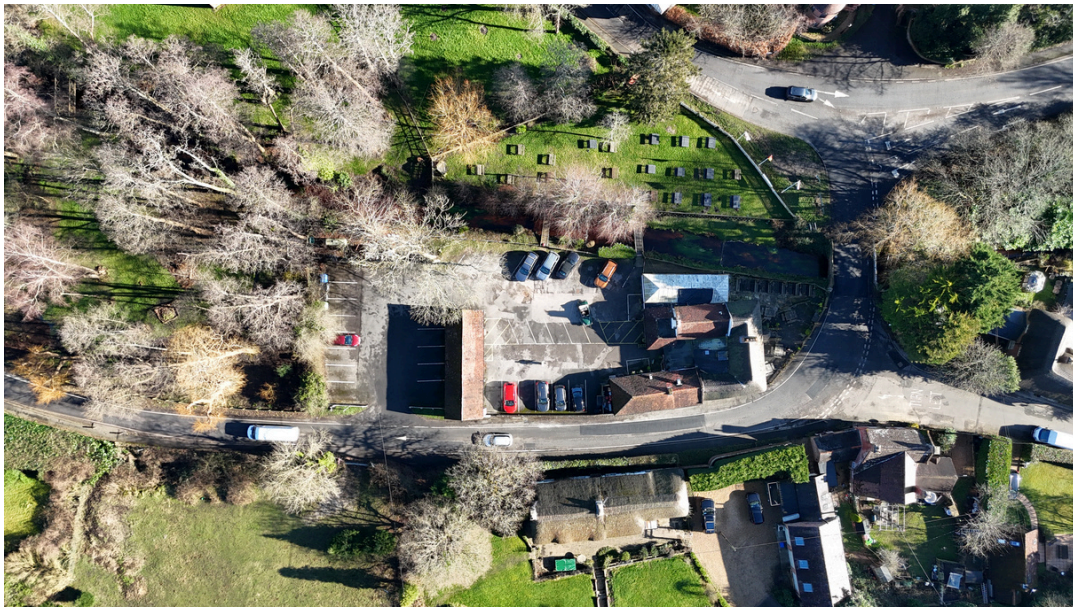
MONEY LAUNDERING

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



WOOLPACK INN, SOPLEY, CHRISTCHURCH, BH23 7AX

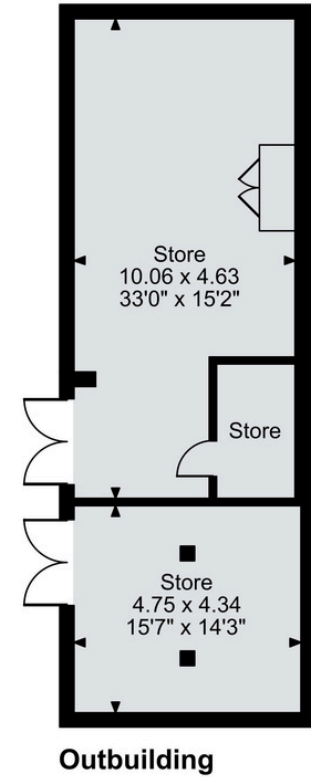
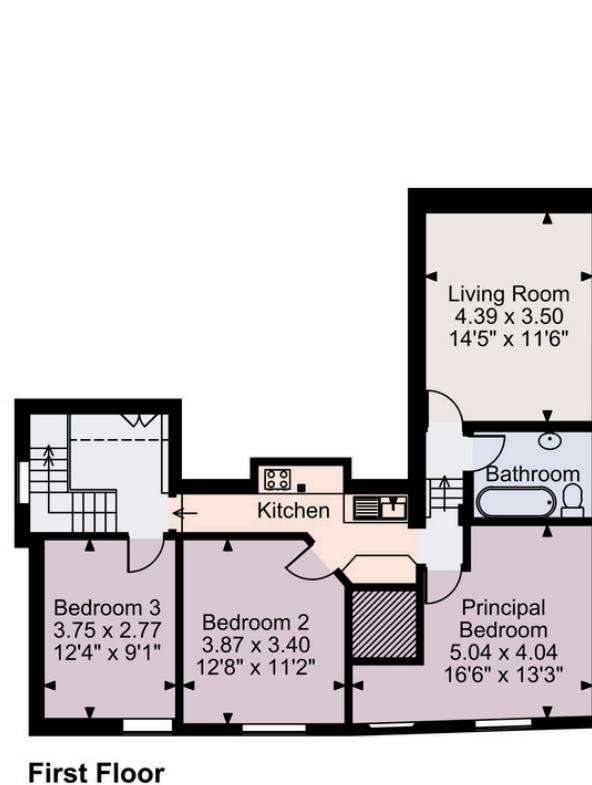
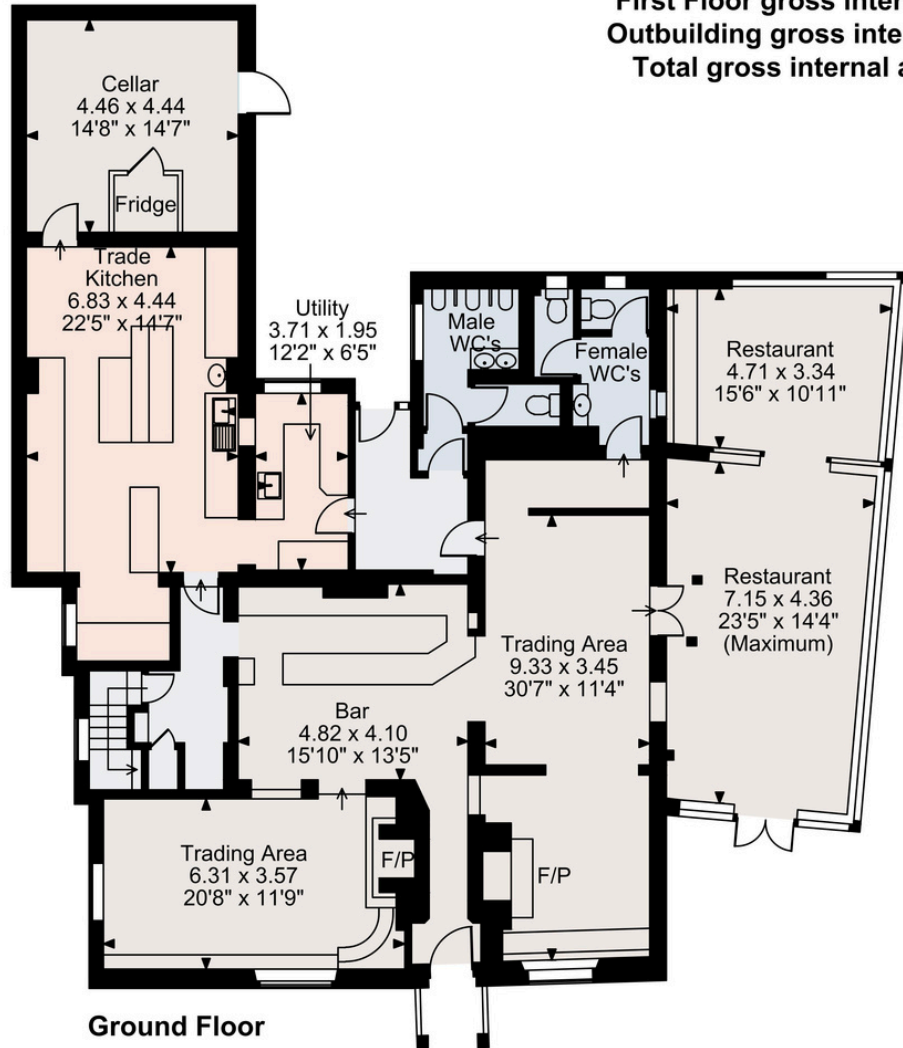
savills



WOOLPACK INN, SOPLEY, CHRISTCHURCH, BH23 7AX



Woolpack Inn, Christchurch
 Ground Floor gross internal area = 2,587 sq ft / 240 sq m
 First Floor gross internal area = 840 sq ft / 78 sq m
 Outbuilding gross internal area = 731 sq ft / 68 sq m
 Total gross internal area = 4,158 sq ft / 386 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635670/JOV

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

ADAM BULLAS

07812 965395
abullas@savills.com

HARRY HEFFER

07929 085103
harry.heffer@savills.com

