

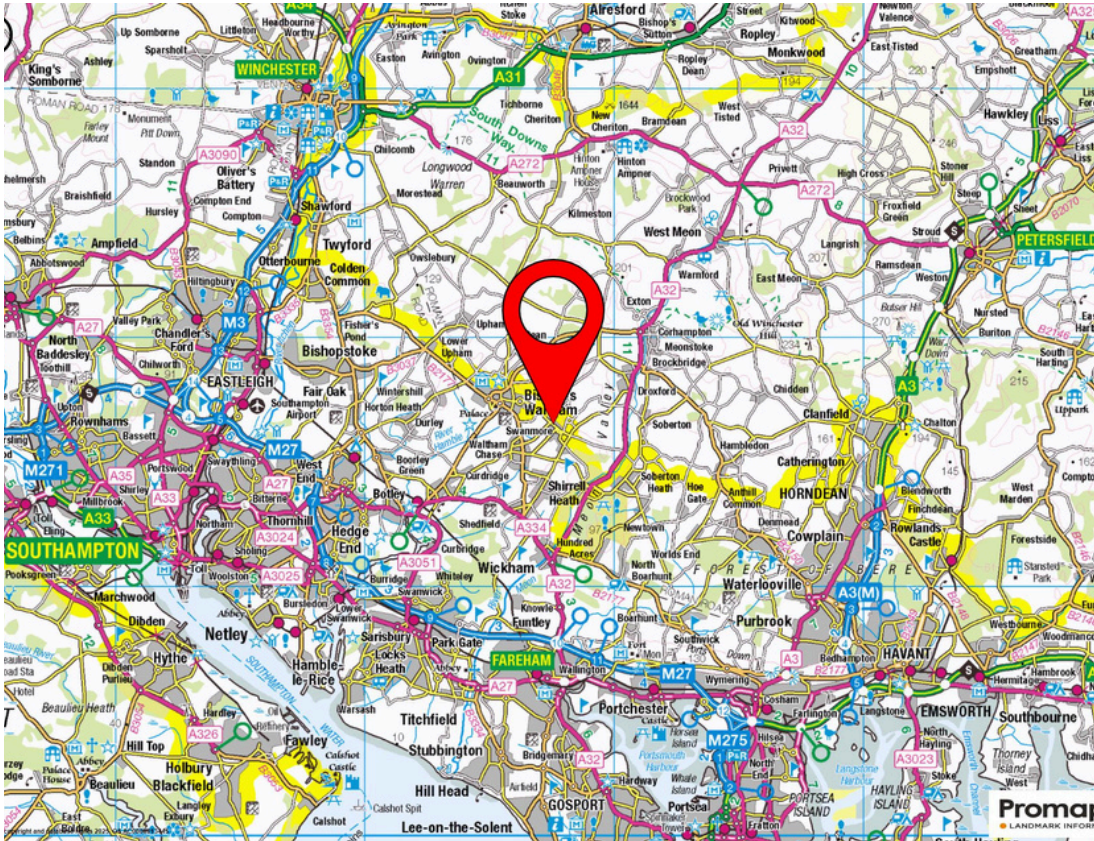
# THE BRICKMAKERS

**CHURCH ROAD, SWANMORE, SOUTHAMPTON, HAMPSHIRE SO32 2PA**

Fabulous Meon Valley Village Pub Available Freehold as a Going Concern



## The Brickmakers Church Road, Swanmore, Southampton, Hampshire, SO32 2PA



### LOCATION

The property is located in Swanmore, a lovely village in the Meon Valley. The town of Bishops Waltham is approximately 2 miles to the south east whilst Southampton is 13 miles to the east and Portsmouth the same distance to the south east. The nearest mainline railway station is at Botley approximately 6 miles to the west and the nearest airport is Southampton Airport approximately 12.5 miles to the west.

Swanmore originally provided homes for workers in the local brickworks, the houses in the village being mainly of Victorian brick built construction. The village now provides a pleasant residential area for the population of 3,114 persons (ONS data 2021), many of whom commute to Southampton or Portsmouth.

### KEY HIGHLIGHTS

- Freehold character pub located in an affluent Meon Valley village
- Large bar and restaurant with seating for 70 customers and rear garden accommodating over 100 customers
- Well-established and strong local following
- Mature business in growth and highly profitable
- Recently refurbished first floor living accommodation
- Freehold guide price £1,200,000
- [Street View Link - Click Here](#)



## DESCRIPTION

The Brickmakers is a detached building dating from the end of the 19th Century and arranged over two storeys with mainly brick elevations, pitched tiled roofs and double glazed windows. The main part of the property is two storey and this has been linked into a former garage which is single storey.

Externally, there is car parking for 12 cars on an area to the front of the building which is surfaced and lined. To the rear there is a beer garden which is fenced, paved, illuminated and furnished. There is seating for 100 customers when fully operational. The garden is also served by an outside kitchen and bar.

The site area is 0.239 acres.

## INTERNAL

### Ground Floor

The main entrance leads into the public bar area which has wooden floors and a mixture of rustic and lounge furniture. There is a single bar servery with wooden back fittings and integrated bottle fridges. There is seating on stools in front of the bar servery and further seating throughout the public bar for approximately 25 persons.

There is a second entrance with a ramp for easier accessibility and this leads into the restaurant area which is otherwise linked to the public bar. This area is mainly carpeted with a small area of flagged floors and there are 50 dining covers. There is access from the rear of the entrance area to the gardens.

There is one set of ladies', gentlemen's and accessible toilets.

Back of house, there is a reasonable sized kitchen and food preparation area with mainly stainless steel equipment. Access to the cellar is gained from the rear yard and this is at ground floor level.

The public house is decorated in a rustic style with some exposed brickwork areas and otherwise painted walls and ceilings.





### First Floor

The first floor comprises residential accommodation. The living space comprises a domestic kitchen, living room, two double bedrooms, former bedroom providing a store and office, shower room and separate WC.

## THE BUSINESS

The Brickmakers is a village pub with a strong and loyal local following. The reputation for good food and well-kept beers draws custom from the wider Meon Valley area too, all combining to create a mature and profitable business.

The business is operated by a long standing couple as tenants of a separate freehold owner.

Both parties are keen to explore a sale and as a consequence we are able to offer the freehold interest combined with the operational business.

Please contact Savills to discuss financial information. [Click Here](#) (link to the Brickmakers website) to access the website which contains more information on the business and opening hours.

## PLANNING

Local Planning Authority:	Winchester City Council
Listed Building:	Not listed.
Conservation Area:	No.

**The Brickmakers**

Church Road, Swanmore, Southampton, SO32 2PA

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**EPC**

The property has an Energy Performance Certificate rating of C-55.

**RATEABLE VALUE**

The following entry appears on the 2023 Rating List published by the Valuation Office Agency on the government website.

The Brickmakers, Swanmore - Public House and Premises - £25,500

**TENURE**

Freehold with vacant possession.

**TERMS**

The guide price is £1,200,000 for the benefit of the freehold interest in the property, business goodwill and all trade related fixtures and fittings. The sale will be a Transfer of a Going Concern with staff to be transferred under TUPE regulations. Stock is to be purchased in addition at valuation on completion of the sale.

**VAT**

We anticipate that VAT will not be applicable as a TOGC.

**VIEWINGS**

The property is trading and under no circumstances should the business or staff be contacted directly. We recommend a discreet customer visit in the first instance. All formal viewing arrangements and enquiries should be directed to the sole selling agents, Savills.

**CONTACT**

For further information please contact:

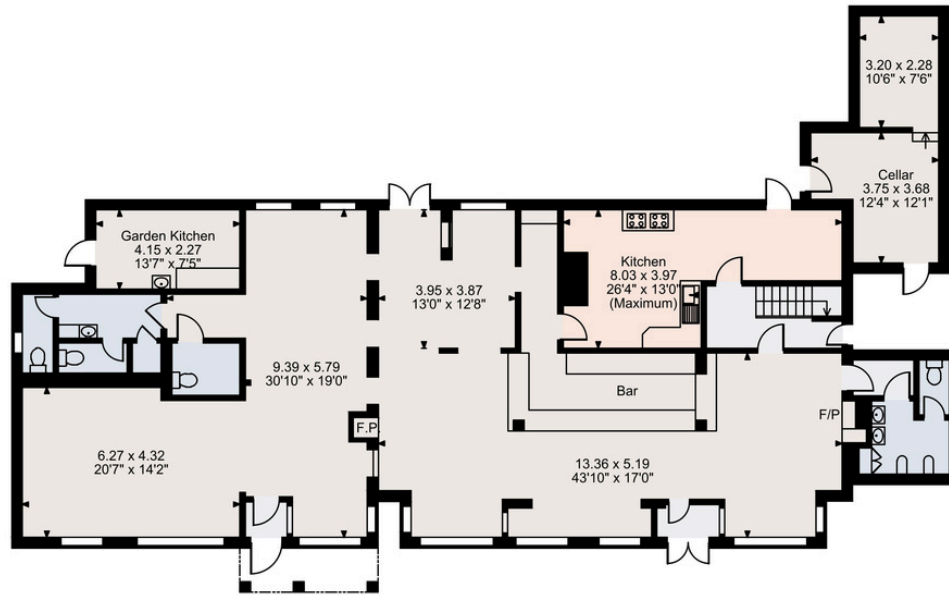
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**Brickmakers Arms, Southampton**  
Main House gross internal area = 3,609 sq ft / 335 sq m  
Garden Kitchen gross internal area = 101 sq ft / 9 sq m  
Total gross internal area = 3,710 sq ft / 345 sq m



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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