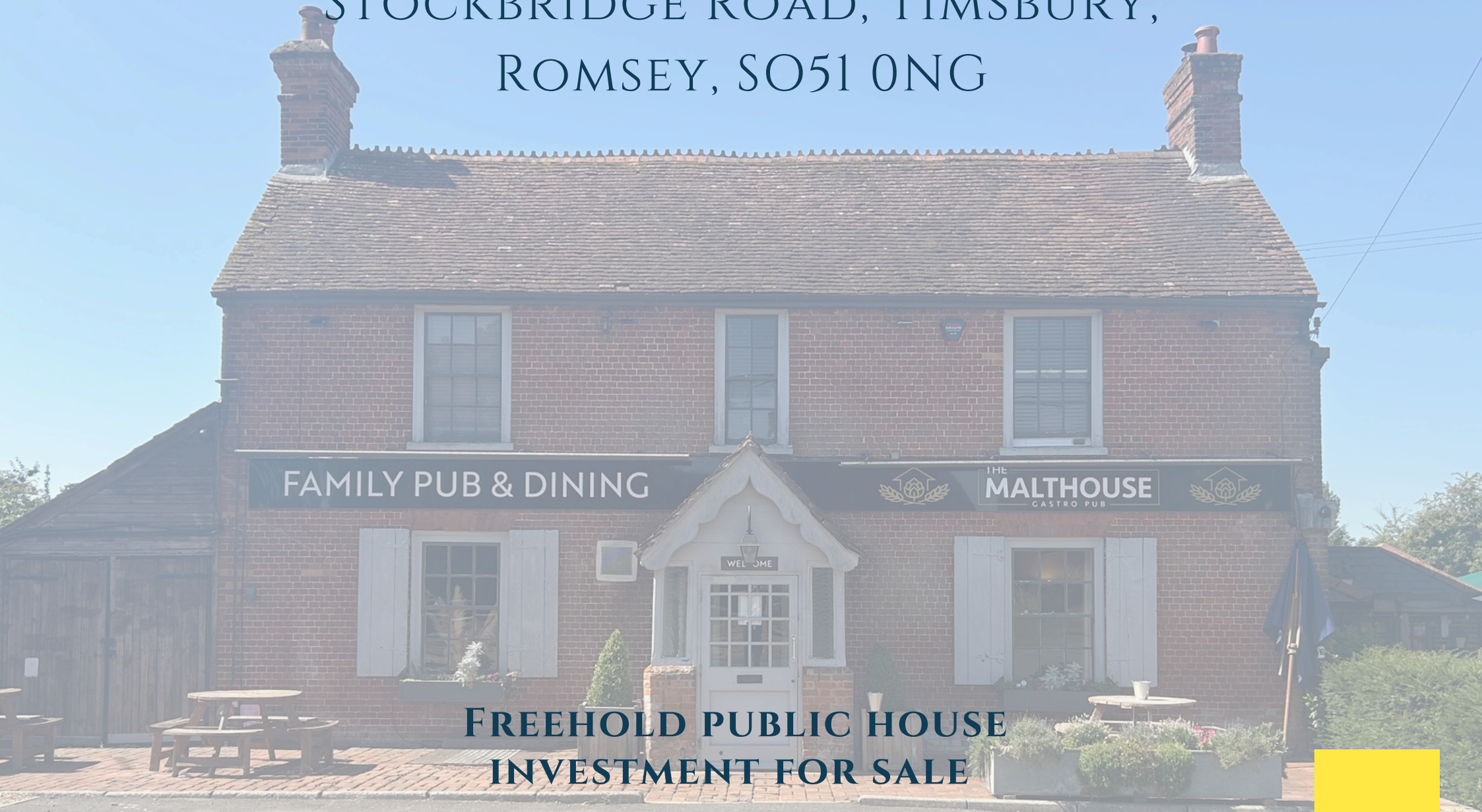


MALTHOUSE

STOCKBRIDGE ROAD, TIMSBURY,
ROMSEY, SO51 0NG



**FREEHOLD PUBLIC HOUSE
INVESTMENT FOR SALE**



FAMILY PUB & DINING

WELCOME



THE MALTHOUSE
GASTRO PUB



MALTHOUSE, STOCKBRIDGE ROAD, TIMSBURY, ROMSEY, SO51 0NG

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Malt House Pub Limited
- Property arranged over three levels extending to 5,397 Sq Ft (501 Sq M)
- Site extending to 1.04 acres
- Current rent of £106,092 per annum
- Lease expires March 2039
- The rent is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year)
- We are instructed to invite offers in excess of £1,225,000 (8.17% NIY)
- Business unaffected by sale

LOCATION

Located in Timsbury near Romsey in the county of Hampshire, 3.7 miles (6.0 kilometres) west of Romsey and 11.2 miles (17.9 kilometres) north of Southampton.

The Malthouse is situated fronting Stockbridge Road in a village surrounding, a short drive from Romsey town centre where operators such as The Cromwell Arms, Phoenix, Three Tuns, La Parisienne and Prezzo are located. Local amenities include fishing on the River Test, The Broadlands Estate, Mottisfont Abbey and Hilliers Arboretum.

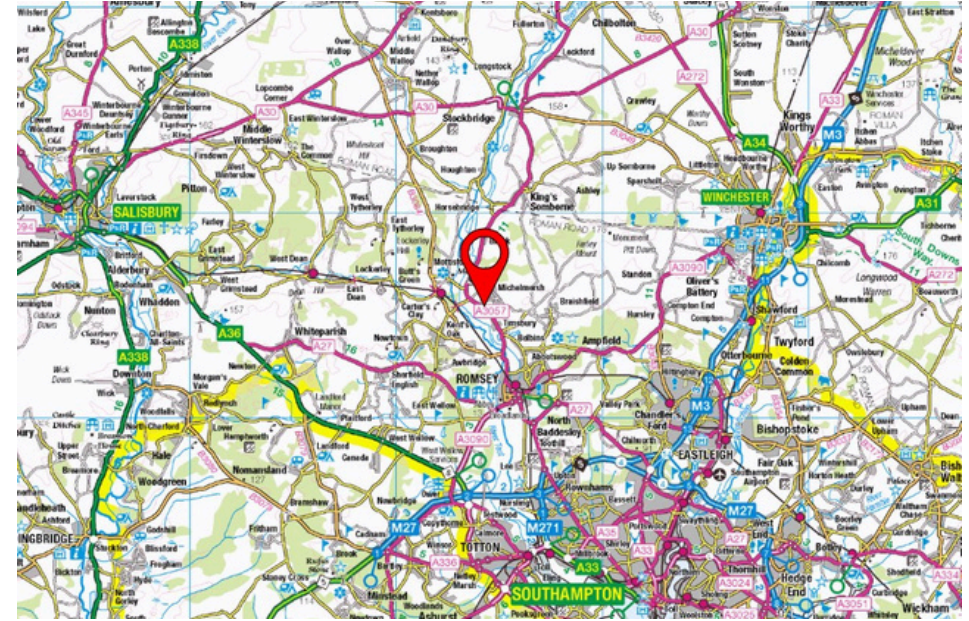
DESCRIPTION

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

LINKS

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR](#)



ACCOMMODATION

Basement: The basement provides cellar and stores.

Ground Floor: The ground floor provides a series of inter-connecting areas with a central bar servery and seating on loose tables and chairs for 88 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

First Floor: The first floor comprises two flats. Flat one has one bedroom, living room, kitchen and bathroom. Flat two has one bedsitting room and a bathroom.

External: There is a large trade garden, children's play area, several patio areas with an outside servery and a marquee. There is seating for 168 customers on benches to the rear with seating for a further 24 customers at the front of the pub. There is parking to the front for 45 vehicles.

TENURE

The property is held freehold (Title Number HP605078).

TENANCY

The entire property is let to The Malt House Pub Limited on a 20 year lease from 18 March 2019 at a current rent of £106,092 per annum which is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year). A rent deposit of 25,227 is held by the landlord.

PLANNING

The property is a Grade II Listed but is not situated within a 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

EPC in the course of preparation

TERMS

We are instructed to invite offers in excess of £1,225,000 (8.17% 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.

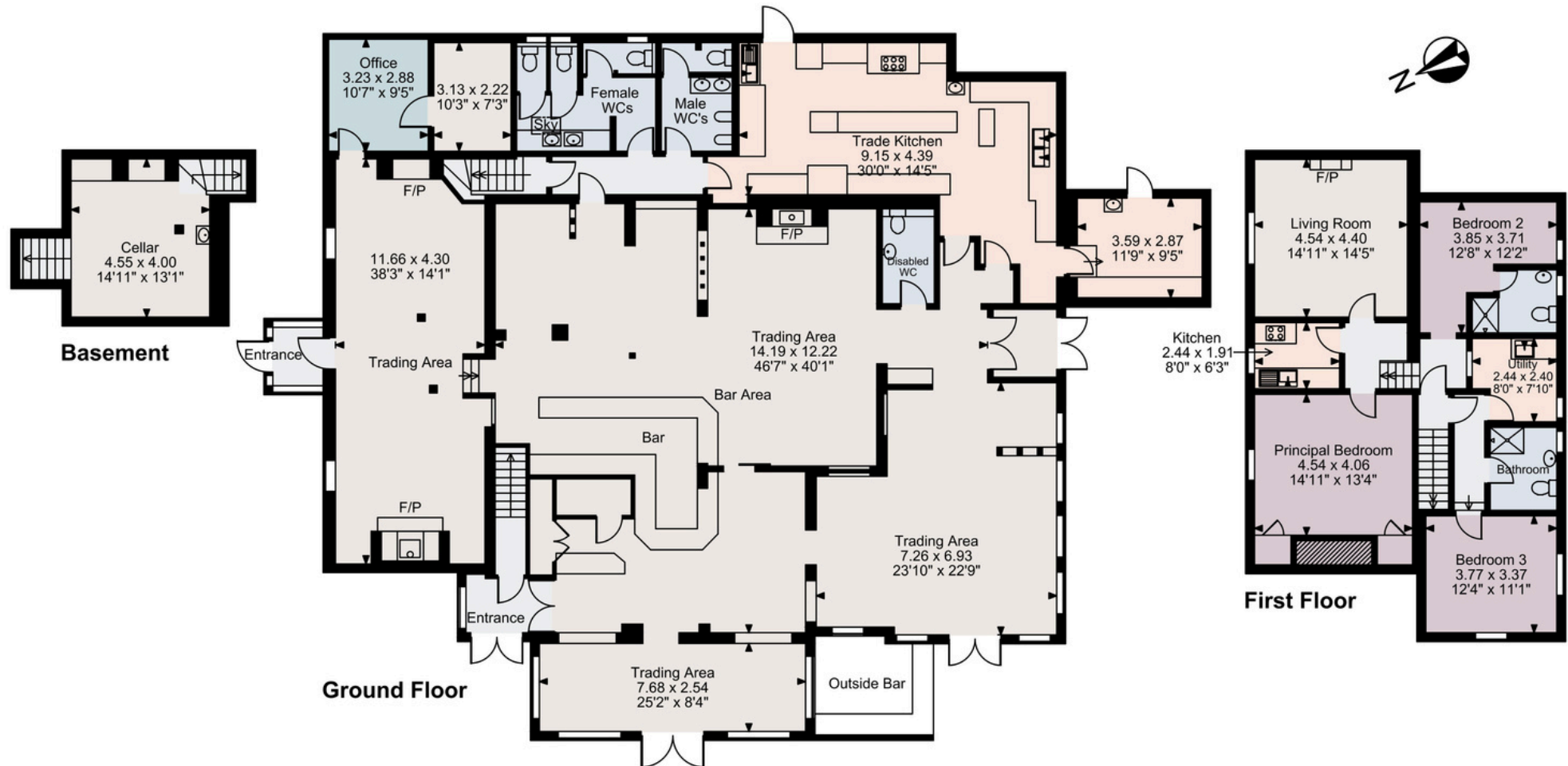


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Malthouse, Romsey

Basement gross internal area = 205 sq ft / 19 sq m
 Ground Floor gross internal area = 4,091 sq ft / 380 sq m
 First Floor gross internal area = 1,101 sq ft / 102 sq m
 Total gross internal area = 5,397 sq ft / 501 sq m
 Quoted Area Excludes 'Outside Bar'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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.

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