

Kings Head

6 High Street, Poole, BH15 1BP

Freehold Public House For Sale



LOCATION

The property is located on 6 High Street in Poole, a coastal town, approximately 1 mile East of Hamworthy. This property sits at the foot of Poole Harbour, Europe's largest natural harbour, and is south of the A350, which connects Poole to Shaftesbury and the A303. Nearby transport links include Poole Train Station 1.3 miles to the North East, which offers services to Weymouth and London Waterloo.

The Town is a mix of prime residential and commercial properties. The Kings Head is one of many public houses within Poole, however, is believed to be the oldest operating pub in Poole, dating back to the 16th century. Prominently positioned on the High Street, the property benefits from steady footfall serving both locals and a healthy tourist population.

Nearby occupiers include other public houses such as the Antelope and the Rope and Anchor. Also, various cafés such as The Fisherman Café and Riptide EspressoRecords. Additional local amenities include Poole Museum and the Local History Centre are close-by.



KEY HIGHLIGHTS

- Freehold Public House For Sale
- Site area of 0.137 acres (0.056 hectares)
- Property arranged over three levels extending 5,081 sq.ft (472 sq.m)
- Four Bedroom accommodation
- Large trade garden with capacity for approximately 90 covers
- The oldest operating pub in Poole
- Closely located to Poole Harbour
- Offers invited in order of £475,000

[LOCATION MAP](#)

[WHAT3WORDS](#)

[STREET VIEW](#)



PROPERTY DESCRIPTION

The property comprises a Grade II Listed three-storey terraced public house with painted brick elevations, sash fenestration under a pitched clay tiled roof.

The property is traditional in style internally and externally and the building occupies a 50% site coverage over a 0.137 acre (0.056 ha) site.

ACCOMMODATION

Basement:

Cellar and additional stores.

Ground floor:

The ground floor comprises a central bar servery, with the main trading area arranged around the servery for approximately 50 covers. To the rear is a large conservatory, cellar, commercial kitchen and WC facilities.

First floor:

The first floor comprises of 3 bedrooms, a lounge, bathroom, kitchen and WC.

Second floor:

The second floor comprises of an additional bedroom, plus significant loft space.

External area:

The property benefits from a large trade garden to the rear which is large and lawned, for approximately 90 customers. To the front of the site there is additional loose tables and chairs, per pavement licence, which benefits the property due to steady footfall.

PLANNING & CONSERVATION

The property is Grade II listed (ref: 1267376) and in the Town Centre Heritage conservation area. The site has the benefit of Sui Generis public house consent.





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FIXTURES & FITTINGS

The property will be sold in its current condition, including fixtures and fittings (less branded and leased items). No inventory schedule will be provided and instead all items left on the day of completion will be included.

EPC

C-75

RATING

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £20,200.

GUIDE PRICE & TENURE

Freehold (Title Number DT366109). Offers invited in order of £475,000 for the freehold interest with vacant possession are invited.

TENANCY

The Public House is currently let on a tied lease basis until January 2026. Vacant possession will be provided thereafter. TUPE may apply.

VAT

VAT is applicable at the appropriate rate.

VIEWING

For a formal viewing strictly by appointment with Savills.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACT

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