

# Licensed Leisure The Cricketers Inn

Forge Road, Kingsley, Bordon, Hampshire GU35 9ND

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Freehold Public House For Sale - £325,000

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- Freehold public house with vacant possession
- Prominent frontage to the main road through the village
- Extensive grounds
- Site extends to 0.265 hectares (0.654 acres)
- Two bedroom managers accommodation

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## Location

The Cricketers Inn is located in the village of Kingsley in East Hampshire, 5 miles east of Alton, 7 miles south of Farnham and 11 miles north west of Haslemere.

The property occupies a prominent location on Forge Road which is the main arterial road through Kingsley. The village has local facilities including Kingsley Community Centre, Kingsley Post Office, Dean Farm Golf Course and Kingsley Tennis Centre.

The Prince Philip Park regeneration is taking place in the neighbouring village of Borden (3 miles to the south east). The regeneration includes the provision of 2,400 residential units as well as various commercial and community facilities. Further information on the development is provided at <http://www.princephilppark.co.uk/>.

## Description

The property comprises a two storey detached building with single and double storey extensions to the rear elevations beneath a pitched clay tile roof in the main with some flat and lean-to roof elements to the rear. The building has painted rendered elevations and single glazed wooden framed fenestration.

Externally there is an extensive trade garden to the rear with views over the neighbouring Kingsley pond and woods. There are wooden benches providing 82 covers as well as a children's play area. Further external trade space is provided to the side and front of the property with a further 52 covers provided across a mix of wooden benches and loose tables and chairs. To the rear of the property is a service yard with access from Forge Road.

The outbuildings to the east of the site are not included in the sale.

## Accommodation

Internally the trading area is split into two interconnecting rooms with a total of 50 covers.

There is a central wooden bar servery with the bar area located to the left providing 26 covers across loose tables and chairs. This area has wooden panelling and beams as well as a large open fire place. There is a raised dining area to the right which has loose tables and chairs providing 24 covers as well as a log burner to the rear. The ground floor also provides a commercial kitchen, ancillary rooms, ladies' and gent's WC facilities and a cellar.

The first floor provides managers accommodation comprising a kitchen (no oven or hob), double bedroom, single bedroom, living room and bathroom. The pub accommodation is accessed via a staircase behind the bar servery.

The site extends to approximately 0.265 hectares (0.654 acres).

The property is connected to mains electricity, water and drainage but does not have mains gas or central heating.

## Tenure

The property is available freehold with vacant possession on completion.

## Guide Price

Offers are invited in the order of £325,000. VAT will be applicable.

## Contact

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## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £10,500. The National Small Business Multiplier for England and Wales for 2017/18 is £0.466. As of April 2018 the National Small Business Multiplier for England and Wales for 2018/19 will be £0.480.

## Planning

The property is not listed and is not situated within a conservation area.

## Licences

The property has been granted a Premises Licence in accordance with the Licensing Act 2003 and trades under traditional hours.

## Fixtures and Fittings

The trade fixtures and fittings are excluded from the sale, but the seller has no obligation to remove prior to completion.

## The Business

The property trades as a cosy community pub with trade predominantly from locals as well as people visiting the area.

## Energy Performance

A C-75 EPC rating has been calculated. The EPC will be provided upon request.

## Viewing

All viewings must be arranged strictly by appointment with the sole agents Savills.

### Important Notice

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