

LONG LEASE FOR SALE / MAY LET – OFFERS INVITED

THE BEACON, 35 KINGS ROAD, BASINGSTOKE, HAMPSHIRE, RG22 6DJ



- Large two storey detached pub located in a densely populated suburban area around 2 miles south west of the town centre
- Extensive internal and external trading areas
- Total site area approximately 0.38 of an acre
- Likely to be of interest to local and regional licensed trade operators and restaurateurs
- Alternate use potential, subject to obtaining the necessary consents

Location

Basingstoke is a town in Hampshire with a population of around 115,000 residents. It is located around 17 miles south of Reading and 30 miles north east of Southampton.

The Beacon is located in South Ham which is a densely populated suburban area around 2 miles south west of the town centre. It fronts Kings Road and is surrounded by a mix of residential and commercial occupiers. A retail parade sits adjacent to the site and includes a convenience store, fast food/takeaway outlet, butchers and a bookmakers.

Property Description

The Beacon is a large two storey detached property beneath numerous pitched and hipped tiled roofs with a number of single storey additions.

Accommodation

The ground floor comprises of a large open plan L shaped bar/lounge area which is set around a central servery and can accommodate around 45 covers. There is a separate dining area which can accommodate around 40 covers.

Ancillary areas include customer WC's (including disabled), good sized catering kitchen, basement beer store and various storage areas.

The private accommodation is situated on the first floor and comprises of two bedrooms, WC and an office plus a separate manager's flat which includes two bedrooms, lounge and a bathroom.

Externally, there is a rear trade garden which can accommodate circa 80 covers, smoking solution, front garden area and car parking for circa 23 vehicles.

The property's building footprint is around 4,000 sq ft and it sits on a plot size amounting to circa 0.38 of an acre.

The site is likely to be of interest to local and regional licensed trade operators and restaurateurs. It also has alternate use potential, subject to obtaining the necessary consents.

Tenure

Ground lease. The property is held under Title Number HP472880 and the Site Plan is included on page 5.

The site is let for a term of 99 years from 01/11/1957, expiring on 31/10/2056. The ground rent is £555 per annum plus VAT. Further details of the ground lease will be made available on request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Thursday	11:00 - 23:00
Friday to Saturday	11:00 - 23:30
Sunday	12:00 - 22:30

Fixtures & Fittings

No fixtures and fittings will be included in the sale or letting unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £28,000 with effect from 1st April 2023. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable.

EPC

An EPC has been requested.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtscommercial.co.uk

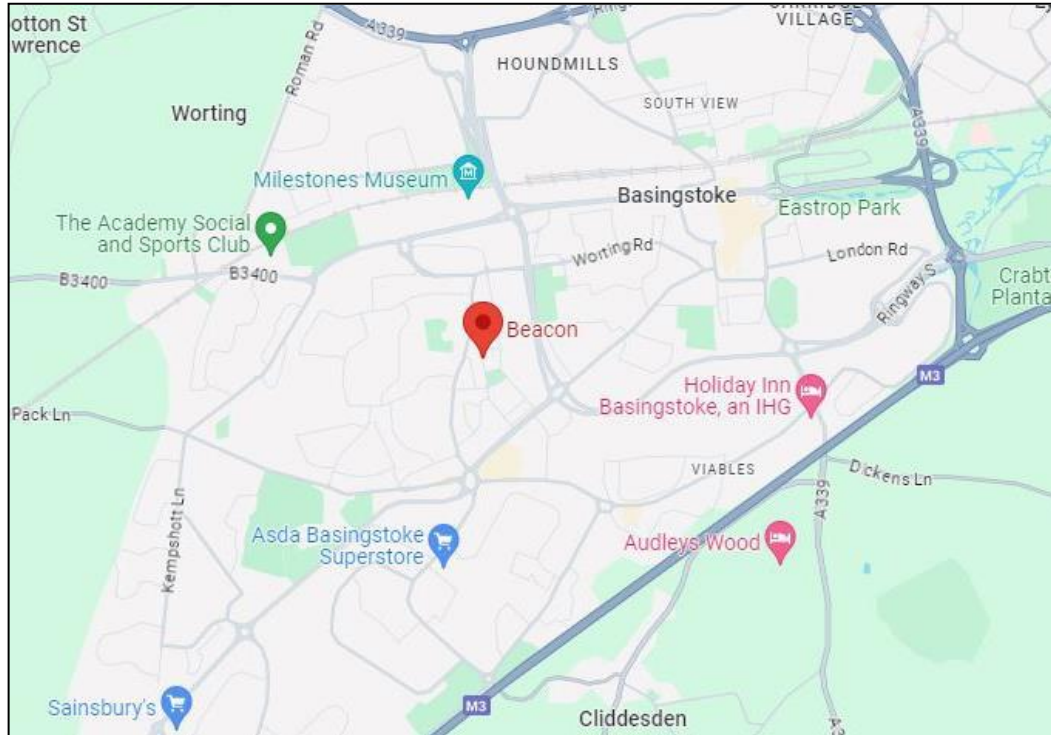


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtscommercial.co.uk

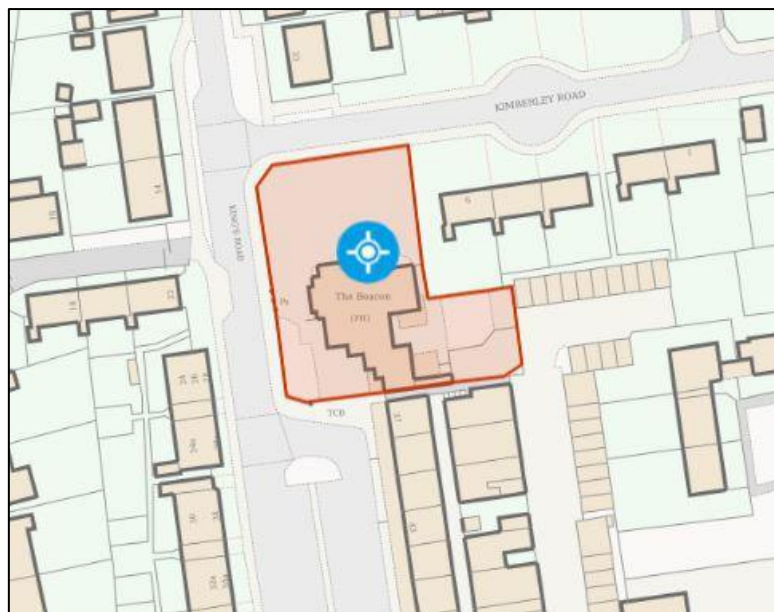




Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

