

# ROSIE LEA HOUSE

SOUTHAMPTON ROAD, LYMINGTON, SO41 8PT

**FREEHOLD PUBLIC HOUSE FOR SALE**

An aerial photograph of a property in Lyminster, Southampton. The property, outlined in yellow, includes a white public house with a red roof, a parking lot with several cars, and a large green field. The surrounding area is lush with trees and greenery. A road runs along the bottom of the property.

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## HIGHLIGHTS INCLUDE:

- Freehold Public House For Sale
- Large site extending to 1.8 acres (0.73 hectares)
- Property arranged over two levels extending to 2,573 sq ft (239 sqm)
- Excellent location in the New Forest National Park
- Opportunity to convert to a variety of uses (STP)
- Adjoining field with potential for different uses (STP)
- Offers in the region of £715,000 invited for the freehold interest
- Leasehold offers considered for a new FOT lease, with terms to be agreed

## LOCATION

Lymington is a Georgian market town situated in the New Forest National Park, approximately 18 miles to the south west of Southampton and 17.3 miles to the east of Bournemouth respectively. The town is known for its two large marinas, coastal walks and independent shops.

The Rosie Lea House is situated fronting the A337 which grants connections to the M27 at Cadnam to the north and Lymington town centre to the south. In terms of public transport, situated to the front of the property is a bus stop which provides services to Southampton Central Station and Lymington high street. Closely located is Brockenhurst, Sway and Lymington Town train stations. Southampton Central railway station is situated 15 miles to the north east which offers services along the south coast and to London Waterloo.

## DESCRIPTION

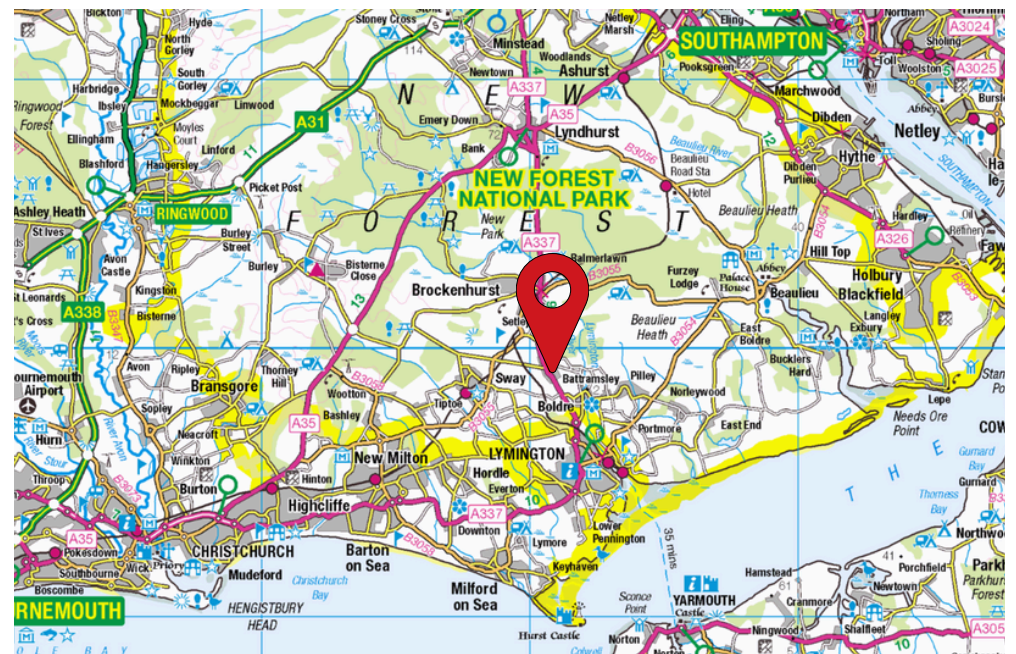
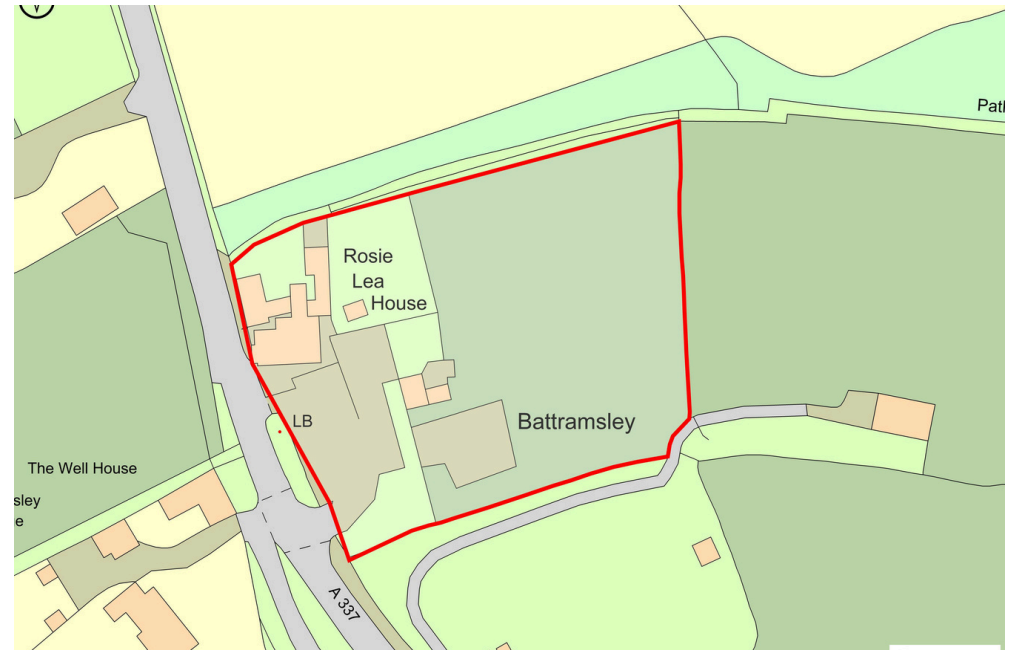
The property is a detached two storey building arranged over the ground and first floors. The building features painted elevations beneath a pitched clay tile roof with various single storey pitched extensions with slate tiled roofs.

## LINKS

LOCATION MAP



GOOGLE STREET VIEW



## ACCOMMODATION

**Ground Floor**    The ground floor comprises of wooden flooring and a central bar servery. The internal trade area is open plan, and comprises of a range of loose tables and chairs for approximately 70 customers. To the rear is ancillary areas including WC's, trade kitchen and stores.

**First Floor**    The first floor comprises of two bedrooms, lounge, bathroom and kitchenette.

**Externally**    Externally, there is a cellar and additional stores. To the east of the site is a tarmacadamed car park for approximately 35 customers.

Also, a raised decked trading area and a lawned trading garden and adjoining field which has potential for different uses (STP).



## TENURE

The property is held freehold (Title Number K825776).

## PLANNING

The site falls under the sui generis pub use class. The property is Grade II listed (ref: 1094778) and is situated in the New Forest National Park, but is not located in a conservation area.

## SERVICES

We understand that gas is supplied by external LPG storage and the property benefits from Mains Electricity and drainage via sewage treatment plant.



## VAT

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Vat is applicable at the prevailing rate.

## EPC

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C-64

## TERMS

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We are instructed to invite offers in excess of £715,000 for the freehold interest with vacant possession.

Our client would also consider leasehold offers, with offers invited.

## FIXTURES & FITTINGS

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The property will be sold in its current condition, including fixtures and fittings. No inventory schedule will be provided and instead all items left on the day of completion of either the letting or sale will be included.

## MONEY LAUNDERING

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Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



## VIEWINGS

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All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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