



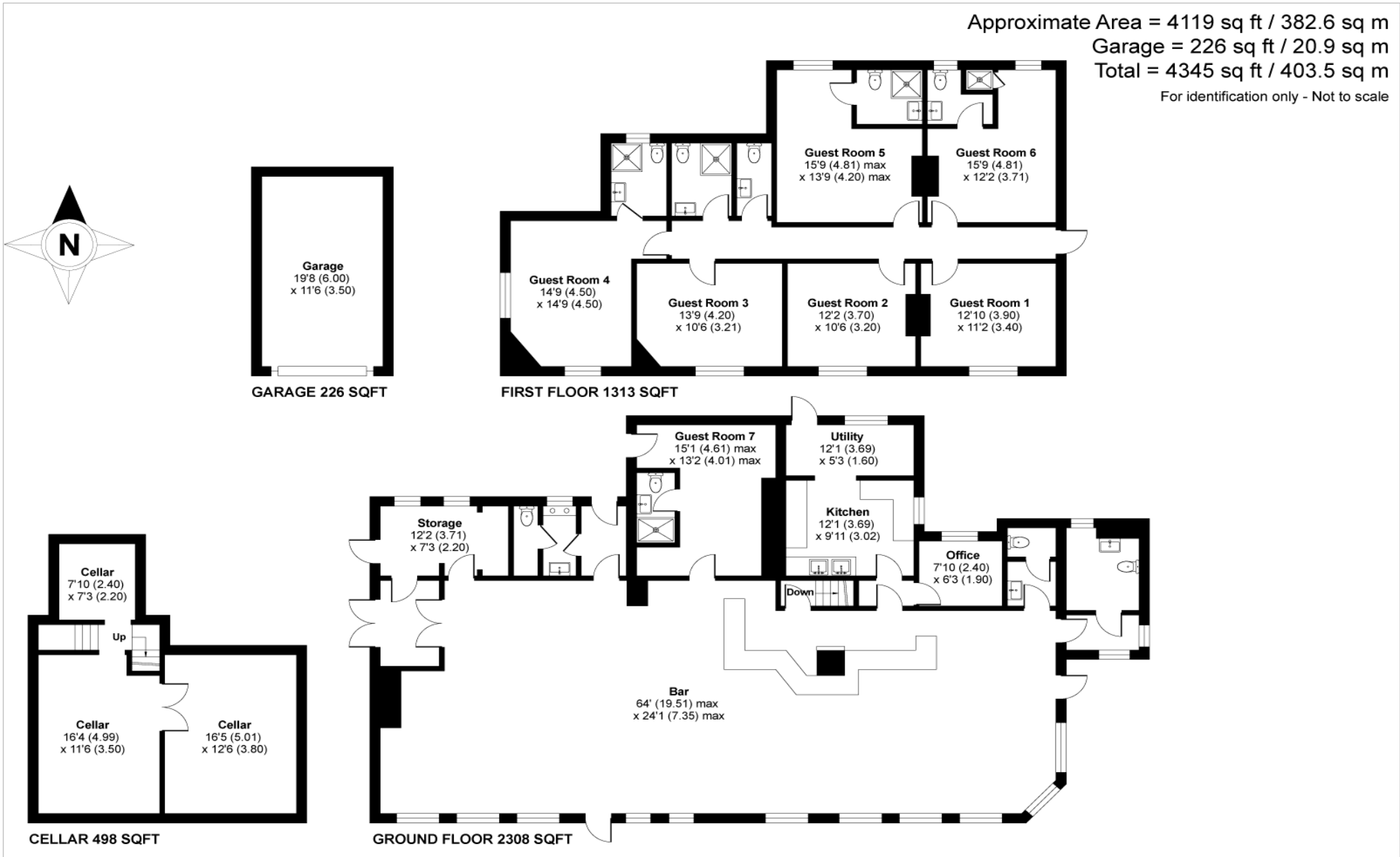
Swan Inn

219 Portsmouth Road, Woolston, Southampton, SO19 9BG

Tenure - Freehold

Guide Price - £490,000

Floorplan





Summary

- Privately owned freehold freehouse
- Prominent site on Portsmouth Road
- Refurbished throughout
- Large and versatile open plan trading area
- Seven letting bedrooms with planning permission for five more
- Mature garden, patio and car park

Location

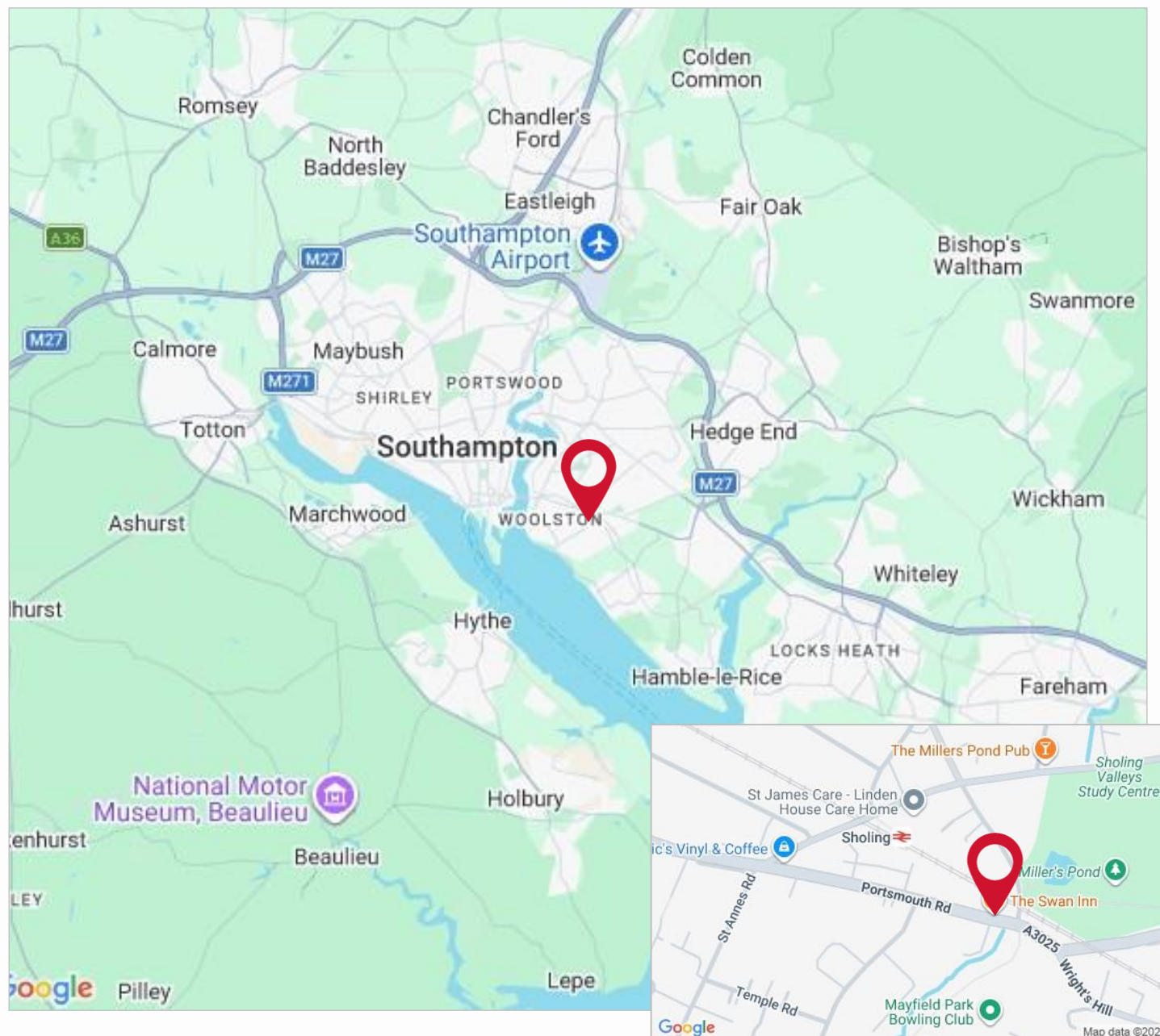
The Swan is located within Woolston, a suburb of the City of Southampton and fronts the Portsmouth Road (A3025) close to its junction with Spring Road and just a few minutes walk from Sholing railway station.

This area is densely populated with both private housing and student accommodation with local shops and petrol station close by.

Description

A longitudinal detached two storey brick-built property with pitched tiled roofs with rendered and painted elevations.

Detached brick built double garage with pitched tiled roof with parking area to one side.





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Trade

Owned by our clients for the past 12 years, this well presented freehouse, bar & inn has been comprehensively refurbished and re-fitted. Our clients choose to predominantly trade the letting rooms along with evening and weekend bar opening.

The extensive open plan trading facility offers considerable further growth potential currently operating wet sales alone. Consent has been granted for the provision of 5 more letting bedrooms within the existing property.

Accounts are available following a formal inspection but show sales of approximately £100,000 pa (Net of VAT).

Please note the current bar opening hours are as follows:

Monday, Wednesday & Sunday's: Closed

Tuesday, Thursday & Friday's: 4pm – 11 pm

Saturday: 2pm – 11 pm

Site Area

Approximate site area of 725.79m² (0.179 acres).

Accommodation

Ground Floor

Bar – large open plan well lit trading area with traditional table and chairs and stripped timber floor

Bar Servery – fully equipped and well positioned

Ladies,Gents and Disabled toilets

Kitchen – a range of stainless steel catering equipment

Laundry Room

Office

Basement

Delivery area

Store

Beer Cellar – mechanically cooled

First Floor

7 letting bedrooms with private access

Outside

Double garage

Car Park – 5 spaces

Garden – split level/timber picnic tables









Tenure

Freehold.

Business Rates

The property is in an area administered by Southampton City Council.

Rateable Value £7,900 (2023) & £5,250 (2026)

Confirmation of actual rates payable should be obtained from the Local Authority.

Premises Licence

A premises licence prevails, the main licensable activities being:-

- Sale of Alcohol

Monday to Sunday 10.00 am to 12.00 midnight

- Late Night Refreshment

Sunday to Thursday 11.00 pm to 12.00 midnight

Friday & Saturday 11.00 pm to 00.30 am

- Recorded Music

Sunday to Thursday 10.00 am to 11.30 pm

Friday & Saturday 10.00 am to 00.30 am

- Live Music

Sunday to Thursday 10.00 am to 11.00 pm

Friday & Saturday 10.00 am to 12.00 midnight

EPC

The property has an EPC rating of C.

Planning

The property is not listed nor situated within a conservation area. The property is not listed as an Asset of Community Value (ACV).

Services

We understand the premises are connected to all mains services.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

Money Laundering

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

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Further Information & Viewing

For further information and to arrange a viewing, please contact Nick Earee on 07836 541 790. A discreet customer inspection is recommended in the first instance.



For further information please log onto [fleurets.com](https://www.fleurets.com) or give Nick a call.



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