

Fountain Inn

34 The Green, Rowland's Castle, Havant, PO9 6AB

FREEHOLD / GUIDE PRICE £495,000 PLUS VAT

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes

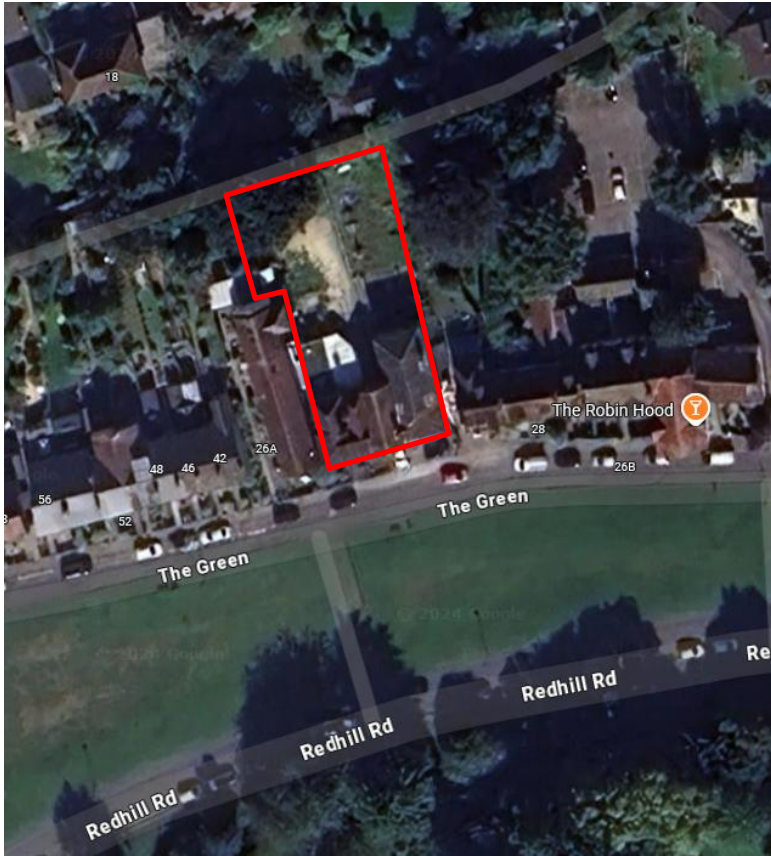


01908 731 320

www.caldecottgroup.com

Site Location

SITE LOCATION



BOUNDARIES APPROXIMATE



The Property

THE PROPERTY

Opportunity

The Fountain Inn is available freehold with vacant possession. A former coaching inn, the property is located on The Green in the centre of Rowland's Castle and benefits from a large off street car park, trade garden and patio areas, two internal trade spaces and letting rooms.

Location

Situated on an almost rectangular plot measuring approximately 0.25 acres, the premises sits to the front of the site with a central arch providing access to land at the rear.

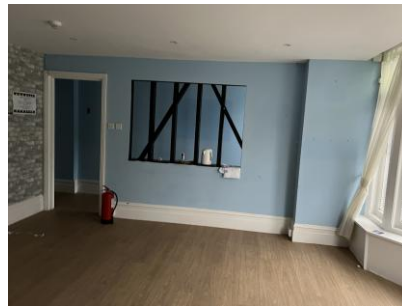
The immediate area is primarily residential however a number of other pubs and facilities can be found nearby. The property is located approximately 3.3 miles north of Havant where there is easy access to the A27 and M27 and approximately 10 miles west from Chichester.

Arrangement

Internally, the premises is split into two trade spaces at ground floor. The left bar and trade space is laid out in a traditional manner in the building to the left of the coaching arch. WC's are available at the rear.

Another trade space can be found in the right hand building which benefits from a number of smaller rooms including a commercial kitchen. At first floor, accommodation is laid across the entirety of the first floor of the building and comprises a number of bedrooms (some of which had been used as letting rooms), a lounge, a kitchenette and bathroom. A further bedroom and plant room can be found at second floor (within the gable spaces).

Externally, the customer car parking area (gravelled) is located at the rear together with a trade garden laid to lawn. A patio with seating is available to the front of the building.



Sales Information

SALES INFORMATION

Premises License

Please contact us for a copy of the premises license.

Rates

The property is situated in an area administered by East Hampshire District Council. The 2023 Rateable Value has been assessed at £11,000. The ancillary accommodation falls within council tax band A.

Trade

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

Planning

The property is not statutory listed. The property is located within the Rowland's Castle Conservation Area. The property has a Sui Generis public house use. The property may be suitable for alternative commercial or community uses subject to obtaining the necessary planning consents.

Services

Prospective purchasers should speak with relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

EPC

A copy of the energy performance certificate (C Rating) and associated recommendation report (RR) is available.

Restrictive Covenant

The vendors will apply a restrictive covenant to the property and site to ensure its continued use as a public house or alternative commercial or community use.

Property Extents

The property is held under title HP444773. The patio area to the front (the land between the pub building and the footpath) is held under title SH46899 and is also included in the sale.

Legals

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction where possible.

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £10,000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title, assuming any issue raised cannot be covered by title indemnity insurance, or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

The Vendor's agents will be carrying out open viewing days in order accommodate visits.

Information Pack

An information pack is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.