

THE BEAR HOTEL

15 EAST STREET, HAVANT, PO9 1AA

SUBSTANTIAL FREEHOLD COACHING INN FOR SALE



savills



HIGHLIGHTS INCLUDE:



Freehold Coaching Inn



Grade II listed building



42 Ensuite rooms



Property arranged over three levels extending to 29,816 Sq Ft (2,770 Sq M)



Site extending to approx. 0.965 acres



Bar and restaurant areas with seating for 147 covers internally and 66 covers externally



Designated parking for 72 vehicles



Offers in excess of £1,200,000 are invited for the benefit of our client's freehold interest.



LOCATION

The Bear Hotel is located in the Hampshire town of Havant which is located approximately 8 miles north east of Portsmouth and is within close proximity to the A27. The property is situated on East Street in the centre of the town close to the main junction which meets West, North and South Street. The surrounding area is of mixed use comprising a mix of retail and residential uses. Occupiers nearby include The Meridian Shopping Centre and The Old House at Home (Fuller's).

DESCRIPTION

The Bear Hotel comprises a Grade II Listed building dating from the 17th century which is of brick construction under a pitched clay tiled roof. The property is arranged over basement, ground and two upper floors and has a number of more modern extensions which make up the hotel accommodation.

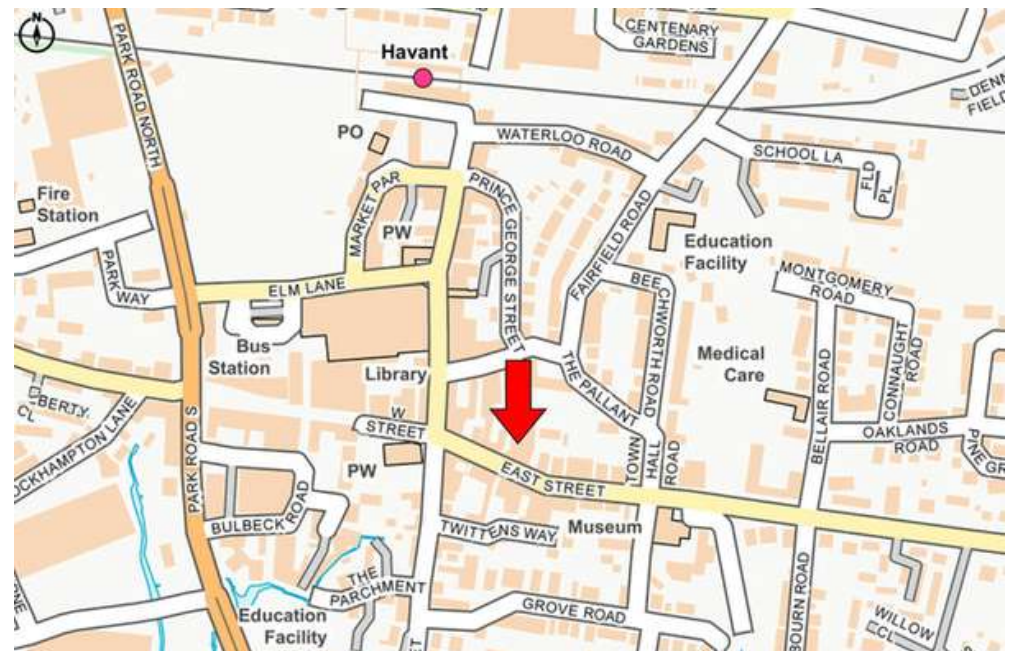
ACCOMMODATION

Internally

Internally the property has two bar areas, customer WC's, the Livery residents lounge and two function rooms known as the Chichester Suite and Retreat Room at ground floor. The hotel accommodation is laid out over first, second and third floor levels and provides 42 ensuite bedrooms. In addition there is a 5 bed managers flat.

Externally

Externally the property benefits from a small courtyard terrace which is currently laid out for 66 covers. There is a large car park to the rear of the property for approximately 72 vehicles which could have the potential for redevelopment, subject to obtaining the necessary consents.



LINKS

[LOCATION](#)

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR](#)

[BIRDS EYE VIEW](#)

[DRONE VIDEO](#)



ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Ground Floor	1,317	14,176
1st Floor	981	10,560
2nd Floor	472	5,081
Total	2,770	29,817

ROOMS

Room Type	Number
Single	9
Double	21
Twin	6
Family	6
Total	42





TENURE

The property is held freehold (Title Number HP414728).

PLANNING

The property is a Grade II listed building (Listing Ref: 1091619) but is not located within a conservation area.

EPC

C-62.

RATEABLE VALUE

2026 - £51,750



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

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

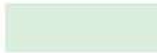
TERMS

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FLOORPLAN



Floor Area Key:	
	Cellar Floor gross internal area = 22 sqm / 237 sq ft
	Ground Floor gross internal area = 1295 sqm / 13,939 sq ft
	First Floor gross internal area = 981 sqm / 10,559 sq ft
	Second Floor gross internal area = 472 sqm / 5,081 sq ft
	Third Floor gross internal area = 0 sqm / 0 sq ft
Total Letting Rooms = 42	
Total Gross Internal Area = 2,770 sqm / 29,816 sq ft	
The position & sizes of doors, windows, appliances & other features are approximate only. Drawing not to scale. Dimensions on drawing given in metres.	



Bear Hotel, Havant



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

Kevin Marsh

07968 550369

kmarsh@savills.com

Chris Bickle

07807 999504

cbickle@savills.com

Paul Breen

07767 873353

pbreen@savills.com

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