

# BISHOPS BLAIZE

4 WINCHESTER ROAD, ROMSEY, SO51 8AA

**FREEHOLD PUBLIC HOUSE FOR SALE**





## HIGHLIGHTS INCLUDE:

- Freehold Public House For Sale
- Site extends 0.259 acres (0.105 ha)
- Property arranged over three levels extending to c.1,830 Sq Ft (170 sq M)
- Four bedroom residential accommodation
- 15 space car park and attractive enclosed beer garden
- Offers are invited in the order of £450,000 + VAT

## LOCATION

Located in the market town of Romsey in the county of Hampshire, 8.5 miles (10.8 kilometres) north west of Southampton, 16.8 miles (27 kilometres) east of Salisbury and south west of Winchester 13.5 miles (21.7 kilometres).

Bishops Blaize is situated fronting Winchester Road (A3057), with the site positioned on the corner with Alma Road. The site sits adjacent to Shell PFS and Romsey Fire Station nearby. Provided easy access to local shops, services and attractions.

The town is well-connected by A3057 road, linking to the M27 motorway approximately 4.3 miles (7 kilometres) south, offering routes to Southampton and Portsmouth. Romsey train station is north of the property 0.3 miles (0.5 km), providing connections to Salisbury, Portsmouth Harbour, Redbridge and Chandlers Ford, using the GWR and South Western Railway services.

- West of Eastleigh 6.7 miles (10.8 kilometres)
- North west of Southampton 8.5 miles (13.7 kilometres)
- South west of Winchester 13.5 miles (21.7 kilometres)
- South east of Salisbury 16.8 miles ( 27 kilometres)

## DESCRIPTION

The property comprises ground, first and second floors of a three storey detached building with painted brick and rendered elevations beneath a multi mixed pitched roof of slate tile and synthetic construction.

The building is Grade II Listed and was constructed in 1708 with alterations and extensions to the rear since. It currently operates as a wet led (100%) sports bar at present.

## LINKS



## ACCOMMODATION

**Ground Floor** The ground floor provides an open plan trading area with central bar servery and seating on loose tables, chairs and bench seating for approximately 20 customers. Ancillary areas comprises customer WC's and behind bar access to a small commercial kitchen and small cellar, with rear dedicated entrance. To the left of the bar is access to the external beer garden. Both male and female WC accessible from the front trade area.

**First Floor** The first floor comprises living accommodation with two bedrooms, bathroom and kitchen.

**Second Floor** The second floor comprises of two double bedrooms, accessed via a narrow and steep staircase.

**Externally** There is an enclosed beer garden with terrace and smoking solution to the left elevation. This area is generally paved with a raised seating area, and seating on loose tables and chairs for circa 40 customers. There is a partially covered area under pitched roof construction.

To the rear of the property is a single storey wooden structure used for storage with a pitched corrugated gabled roof. The carpark is tarmacadam and accommodates approximately 15 car spaces.

## TENURE

The property is held freehold under two titles;  
Freehold (HP516618) The Bishops Blaize Inn Public House  
Freehold (HP648801) Land on the south west side of The Bishops Blaize Inn Public House

## GUIDE PRICE

We are seeking offers on an unconditional basis for the freehold interest with vacant possession in the order of £450,000 + VAT.



## PLANNING

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Test Valley Local Planning Authority, the property is a Grade II Listed building, situated within the Test Valley "Romsey Conservation Area". The site has the benefit of 'Sui Generis' pub consent and a residential accommodation above of C3 use.

## VAT & STAMP DUTY LAND TAX

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VAT is applicable at the prevailing rate.

## EPC

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## FIXTURES & FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## 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.



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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 the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

## CONTACT

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