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Leisure Property Specialists



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Fountain Inn

34 The Green, Rowlands Castle,
Hampshire PO9 6AB

TO LET - Nil Premium

Free of tie lease

- Village green location
- Bar area, snug and dining
- Car park, lawned garden and patio
- Four en suite letting rooms
- Owners accommodation

SOLE LETTING RIGHTS
REF: S-313652

VIEWING

An Open House Viewing Session has been arranged for Wednesday 27th July 15:00-16:00.

LOCATION

The Fountain, a former coaching inn, is situated centrally overlooking the village green in Rowlands Castle. The village lies on the border of Hampshire and West Sussex and is close to the villages of Hordean, Emsworth and Funtington. It is only approximately 12 miles from the historical and cultural city of Chichester.

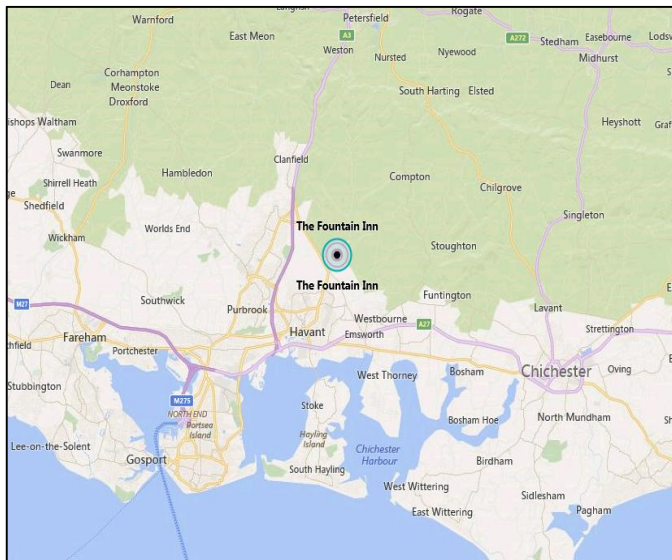
Whilst the village has circa 3,000 residents the whole area benefits from nearby attractions such as Goodwood, South Downs Way, cycle paths and historic houses such as Stansted Park and House.

DESCRIPTION

A detached two storey property with painted and rendered elevations under various pitched tiled roofs.

Car park to rear for circa 15 vehicles, customer garden and private paved patio.

LOCATION MAP



Map Data © 2016 Google
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TRADE

No trade is sold or warranted.

ACCOMMODATION

Ground Floor

The property is divided over an archway which leads to the customer car park and garden and on the left hand side the property comprises:-

MAIN BAR AREA - traditional style, stripped wooden floors, open fireplace, darts throw.

BAR SERVERY - solid wood counter and fascia.

SNUG AREA - stripped wooden floors

LADIES & GENTS W.C's

Across the archway, the ground floor comprises:-

FRONT DINING AREA - fully carpeted and laid for 20 covers.

REAR DINING AREA - fully carpeted with exposed brick wall, laid for 16 covers. **BAR SERVERY** and access to **CATERING KITCHEN**, **FRIDGE/FREEZER** store and **DRY STORE**. Access to rear yard.

First Floor

LETTING ACCOMMODATION:- comprising

OFFICE/LINEN STORAGE ROOM

1 X **TWIN ROOM (NO.8)** - with en suite shower

1 X **DOUBLE ROOM (NO.7)** - with en suite shower

1 X **FAMILY ROOM/SUITE (NO.6)** - with en suite bathroom, overlooking village green

PRIVATE ACCOMMODATION:- comprising

LAUNDRY AREA

FAMILY BATHROOM

LIVING ROOM - with fireplace

DOMESTIC KITCHEN - with fireplace

3 X DOUBLE ROOMS - one en suite

Second Floor/Eaves

FURTHER LETTING ACCOMMODATION

1 X **FOUR POSTER BEDROOM**

SHOWER ROOM - with W.C

BOILER CUPBOARD

Basement

BEER CELLAR - mechanically cooled

External

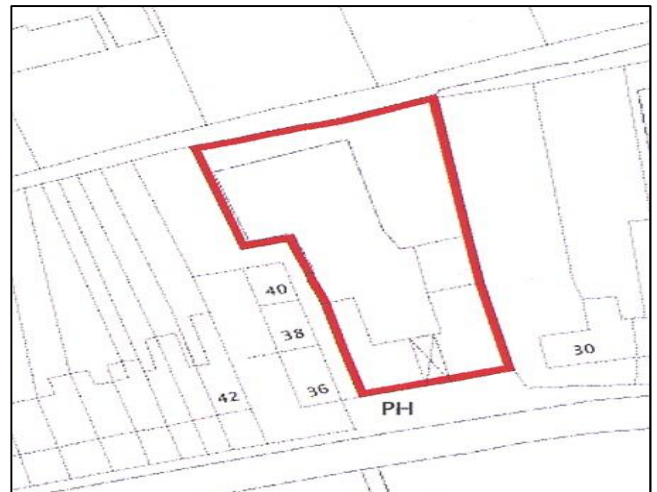
CAR PARK - to rear for circa 15 vehicles

CUSTOMER GARDEN - enclosed, lawned

PRIVATE PATIO - part paved and fenced in

BIN AREA

SITE PLAN



Ordinance Survey © Crown Copyright 2014
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TENURE

Rental offers invited. Guide rent £30,000pa. Landlord contribution potentially available subject to proposed Lease terms.

A deposit will be required equivalent to three months rent including an amount equivalent to VAT.

LICENCE

A Premises Licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:-

Monday to Saturday 10.00 am to 11.00 pm

Sundays 12 Midday to 10.30 pm

Heversham House, 20-22 Boundary Road, Hove, East Sussex BN3 4EF

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BUSINESS RATES

The property is in the area administered by East Hants District Council and the current Rateable Value is £16,000.

SERVICES

We are advised that all mains services are connected to the property.

REQUIRED CAPITAL

Applicants must be able to demonstrate a minimum capital of £50,000 to cover the purchase of the inventory, stock and glassware at valuation, pay one quarters rent and insurance and cover legal fees, stamp duty and working capital.

APPLICATION PROCEDURE

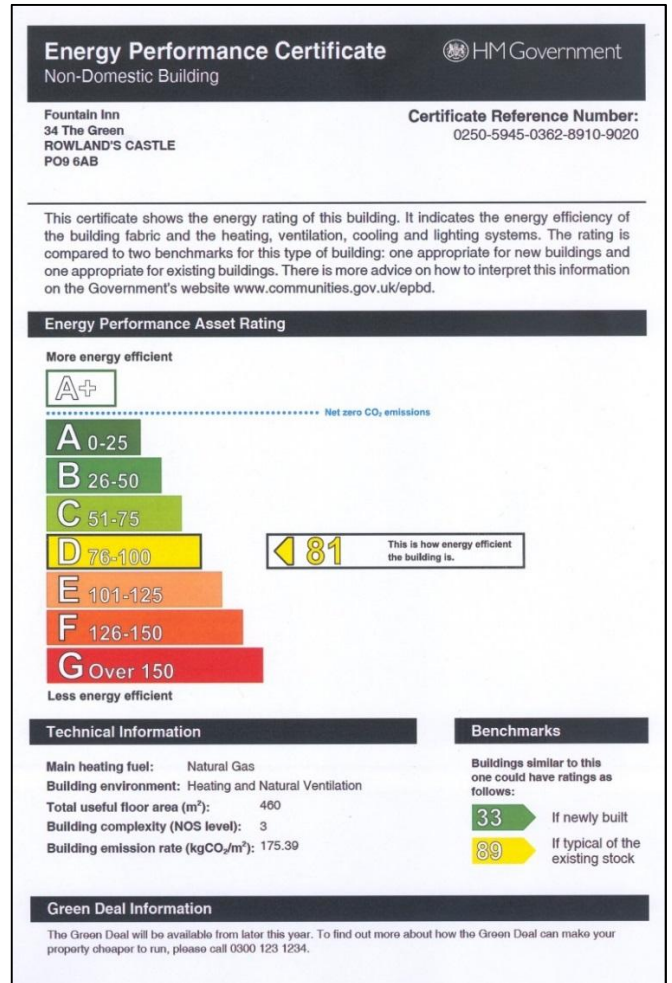
Applicants are requested to complete a standard Criterion Asset Management application form, provide a business plan, cashflow forecast and evidence of funding prior to interview. To obtain an application form contact Fleurets south office on 01273 429500.

FURTHER INFORMATION

i) The lessee will be responsible for a contribution of £1,200 towards the landlords reasonable legal costs.

- i) 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.

EPC



ADDITIONAL PHOTOGRAPHS

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DISCLAIMER

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FURTHER INFORMATION

For further information please contact: Kate Dowd at our Brighton office on 01273 429500 or email kate.dowd@fleurets.com

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