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Leisure Property Specialists



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Fountain Inn

34 The Green, Rowlands Castle,
Hampshire PO9 6AB

TO LET

Free of tie lease

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

SOLE LETTING RIGHTS
REF: S-313652

VIEWING

Strictly by appointment only through Fleurets south office on 01273 429500. However an initial discreet viewing as a customer is recommended in the first instance.

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 Horndean, 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



Ordnance Survey © Crown Copyright 2013
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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

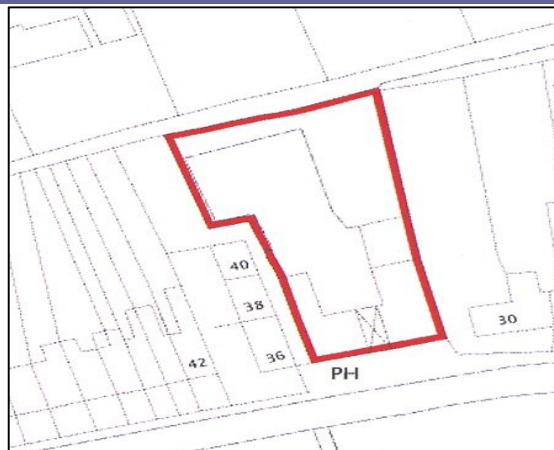
CAR PARK - to rear for circa 15 vehicles

CUSTOMER GARDEN - enclosed, lawned

PRIVATE PATIO - part paved and fenced in

BIN AREA

SITE PLAN



TENURE

New free of tie lease is to be offered. Terms to be negotiated. Proposals invited on a guide rent of £35,000 per annum.

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

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,

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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.

ii) 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

Energy Performance Certificate 
Non-Domestic Building

Fountain Inn
34 The Green
ROWLAND'S CASTLE
PO9 6AB

Certificate Reference Number:
0250-5945-0362-8910-9020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

81 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 400
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 175.39

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

89 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

ADDITIONAL PHOTOGRAPHS



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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.

FURTHER INFORMATION

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

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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