



## The Crown Inn

Upton, Andover, Hampshire, SP11 0JS

### Leasehold Nil Premium

- Country freehouse in quaint Test Valley hamlet
- North Wessex Downs Area of Outstanding Natural Beauty
- Character bar and dining rooms
- Four bedroom owners accommodation
- Trade garden, car park, private garden
- Available on new favourable free-of-tie lease

Ref: 94474

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**SP** Sidney  
Phillips



## LOCATION

The Crown Inn is situated in the hamlet of Upton, approximately 6 miles north of the town of Andover. Upton is located in the North Wessex Downs, an Area of Outstanding Natural Beauty, in the Test Valley district of Hampshire. The hamlet is affluent, being popular with commuters residing in the numerous fine properties which the hamlet contains. Upton benefits from being close to the A303, the main trunk road between the West Country and London via the M3.

Located nearby is the town of Andover, which has a population in the region of 50,000. It has a main line rail service to London Waterloo.

The Crown Inn is a detached, stone constructed public house with a hip slate roof. The premises occupies a plot of approximately 0.44 acres.

## TRADE AREAS

### GROUND FLOOR

- MAIN BAR: With open fireplace, exposed timbers and a mix of brick, tile and wood flooring. Potential to seat 24.
- PUBLIC BAR: With stripped wood flooring and exposed timbers. Potential to seat 20.
- DINING ROOM: With carpeted flooring and potential to seat 20.
- CONSERVATORY: Potential to seat 36.
- PRIVATE DINING ROOM: With vaulted ceiling and carpeted flooring. Potential to seat 12.
- TRADE KITCHEN: With nonslip flooring and an extractor fan canopy.
- PREPARATION KITCHEN: Which includes a walk-in cold room.
- GENTLEMEN'S TOILET.
- LADIES' TOILET.
- CHILLED BEER CELLAR.

## OWNERS ACCOMMODATION

Located on the first floor and comprising of:

- DOUBLE BEDROOM.
- DOUBLE BEDROOM with en suite shower.
- DOUBLE BEDROOM with en suite bathroom.
- SINGLE BEDROOM/OFFICE.
- KITCHEN.
- BATHROOM.
- LOUNGE.



## EXTERNAL

- FORECOURT PATIO: With smoking solution and potential to seat 30.
- SIDE PATIO: Split level, two Scandinavian Pods with wood burners and potential to seat 20.
- YARD: With wood shed.
- CAR PARK: With space for 20 vehicles.
- PRIVATE GARDEN.

## THE BUSINESS

The business has been let to third party tenants and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.

## TENURE & PRICE

### **LEASEHOLD NIL PREMIUM**

The Landlord will consider the creation of a new lease on the following terms:

- For a term of up to 20 years.
- Protected by Part II Landlord & Tenant Act 1954.
- Assignable subject to Landlord's consent. Such consent not to be unreasonably withheld.
- The successful applicant will be required to lodge with the Freeholder a deposit equivalent to six months' rent in advance plus VAT.
- A guide rent of £30,000, paid quarterly in advance.
- Subject to rent reviews every fifth year of the term. Annual RPI indexation will be added at a minimum of 2.5% and a maximum of 5% per annum.
- Full repairing and insuring lease.
- Free of all trade ties.
- The Landlord will insure the building and charge the Tenant by way of an Insurance Rent.

Please note that VAT will be payable on rental payments.

The successful applicant will need to contribute £1,500 towards the Landlord's legal costs.



All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors' fees as a minimum.

Applicant form and business plan available upon request.

The property is closed. Please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## LICENCE

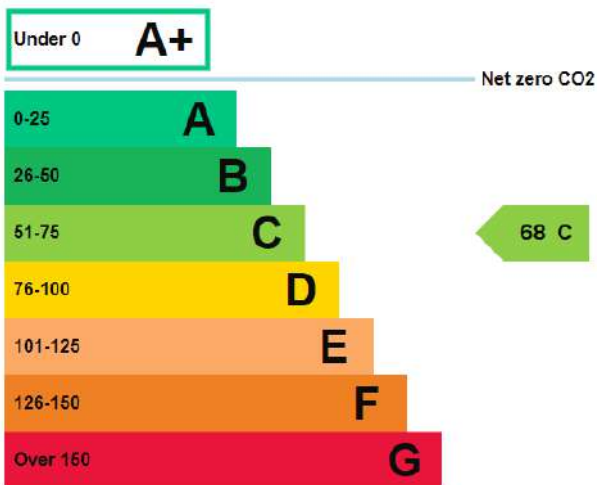
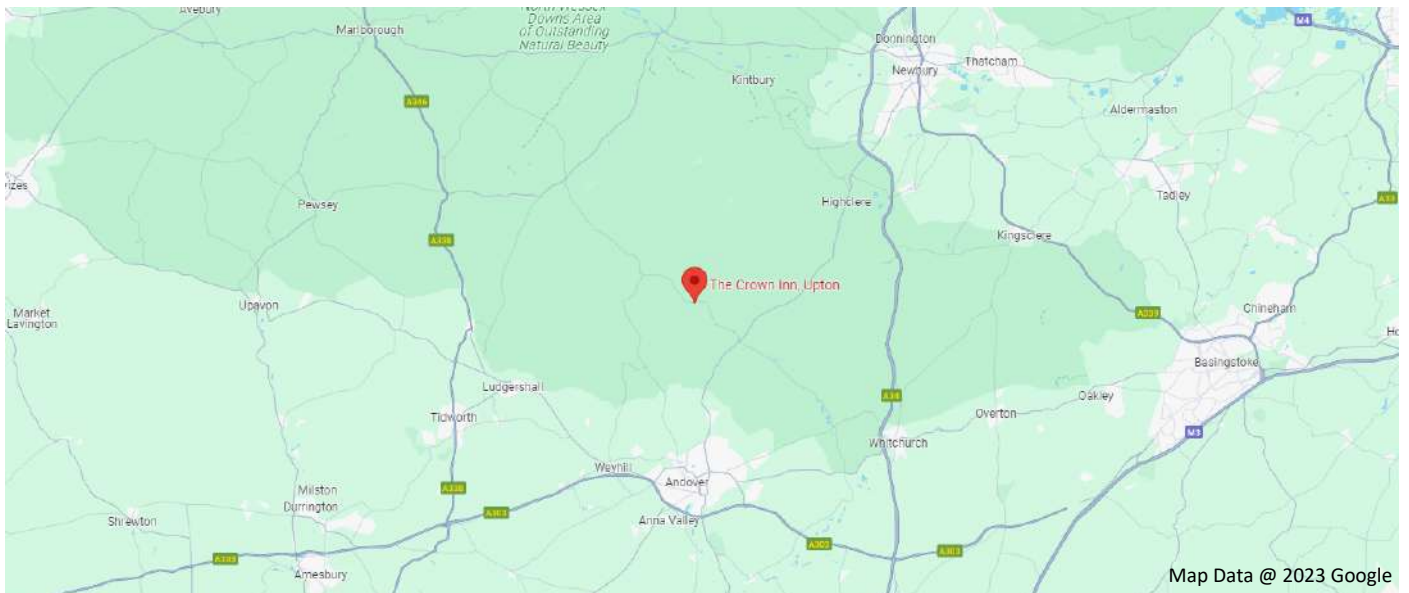
A full Premises Licence is held.

## SERVICES

Mains water and electricity are connected. Bulk propane tank for fuel. Sewage treatment plant for drainage.

**Rateable Value:** £8,500

**Local Authority:** Test Valley Borough Council



### BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

### UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: 0270-0631-8479-8003-7002

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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