



Greens Restaurant & Bar

The Square, Wickham, Fareham, Hampshire, PO17 5JQ

Rental Offers Invited

- In market square of character village
- Well presented bar areas (90)
- Three bedroom accommodation
- Scope to add letting accommodation
- Garden overlooking River Meon
- Favourable new free of tie lease agreement

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 **Sidney
Phillips**



LOCATION

Greens Restaurant & Bar occupies a corner plot on the village square in Wickham. The medieval square is the second largest in England and is at the centre of this bustling village. Wickham is in the heart of Hampshire, surrounded by the beautiful rolling countryside of the Meon Valley. The Square is home to a number of independent businesses which sell crafts and gifts as well as popular tea rooms and restaurants. A short walk from the square, situated just off the trade garden, are naturally formed water meadows. Wickham also marks the start of the Meon Valley Trail, a 9 mile path on the old Meon railway line stretching towards West Meon.

The village of Wickham has a population of over 4,000 residents and is 3 miles from the nearby town of Fareham which has a population of over 42,000. Wickham has great transport links, being situated only 2 miles from the M27 motorway which allows for fast road connections to the nearby cities of Southampton and Portsmouth. Train services can be found at Fareham Station, from where there is a regular bus service to and from Wickham Square.

Greens Restaurant & Bar occupies a two-storey property of brick construction under a pitched tile roof. The property is briefly described as follows:

TRADE AREAS

Front entrance off The Square into interconnecting hallway. Immediately offset is the MAIN BAR, open plan and on split level. This trading space has the potential to seat around 90 customers. The main bar is presented with a mix of wood, tile and fitted carpet flooring, a log burning stove with exposed brick surround and a large feature 'U' shaped polished top BAR SERVERY with mirrored back bar display.

CATERING KITCHEN with nonslip floor and hygienic wall cladding. Fitted with a stainless steel extraction system. WASH-UP AREA. PREPARATION ROOM.

LADIES', GENTLEMEN'S AND DISABLED TOILETS. Staircase to basement refrigerated BEER CELLAR AND BOTTLE STORE.

OWNERS ACCOMMODATION

Located on the first floor and comprising:

- TWO DOUBLE BEDROOMS
- SINGLE BEDROOM
- BATHROOM
- WC
- LOUNGE
- DOMESTIC KITCHEN with breakfast bar

OUTBUILDING (OLD STABLES)

Comprising:

- DOUBLE BEDROOM WITH SHOWER CUBICLE and KITCHENETTE
- WC
- LIVING AREA

- STOREROOM
- DRY GOODS STORE

EXTERNAL

Front TRADE PATIO to seat approximately 10. SERVICE YARD. LOG STORE. Lawned BEER GARDEN overlooking River Meon Water Meadows. The garden has a brick barbecue, mature surroundings and potential to seat approximately 100 customers.

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. Personal guarantees will be required.
- Rental offers are invited, 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 rental deposits, stock, working capital and solicitors' fees as a minimum.

Applicant form and business plan available upon request.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

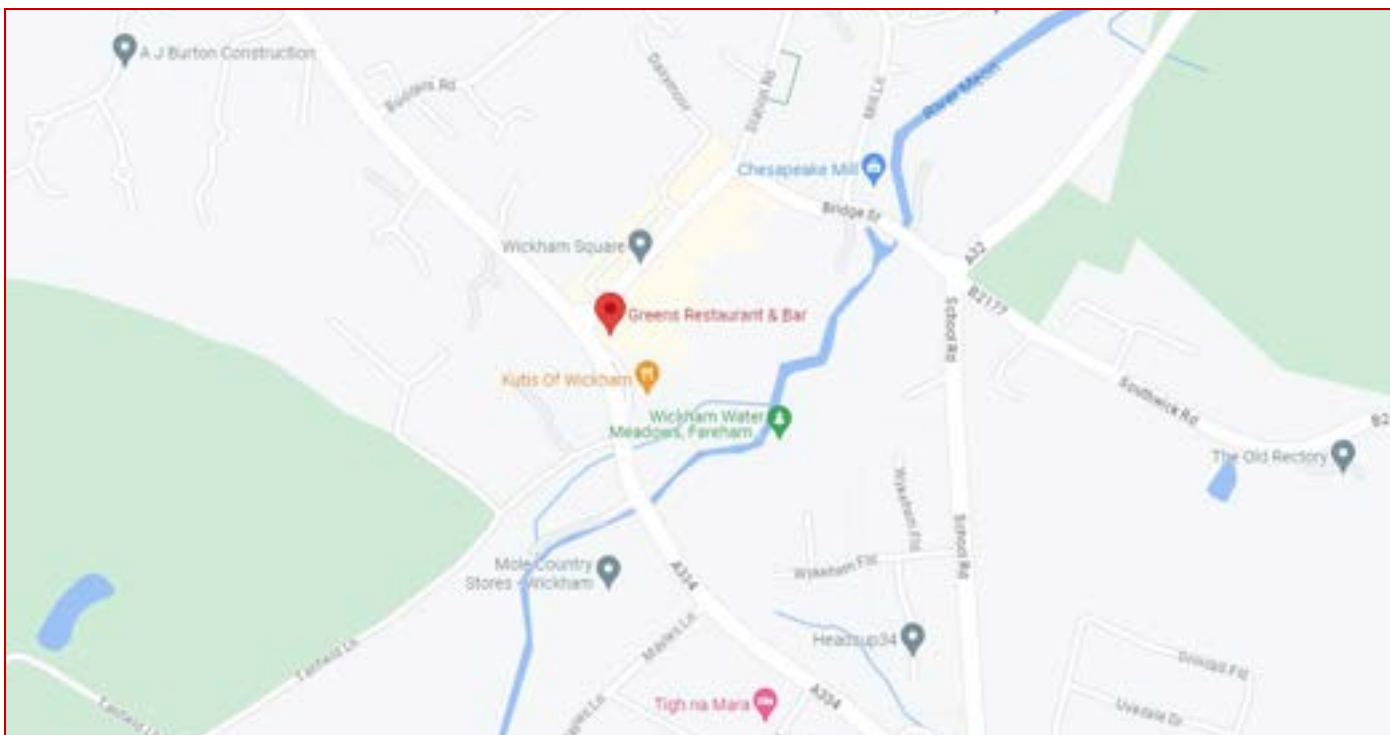
LOCAL AUTHORITY

Winchester District Council.
Tel: 01962 840222.

SERVICES

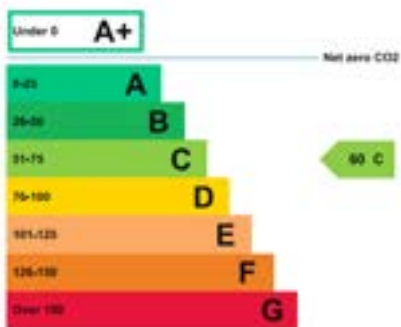
All mains services are connected.

Rateable Value: £15,000 as at 01 April 2023.



Energy rating and score

This property's current energy rating is C.



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EPC Reference: 5507-7709-7908-2372-2923

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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