

# Victoria & Albert

Parish Road, Netherhampton, SP2 8PU

**FREEHOLD / £325,000 PLUS VAT**  
**LEASEHOLD / £27,500 PER ANNUM**

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes

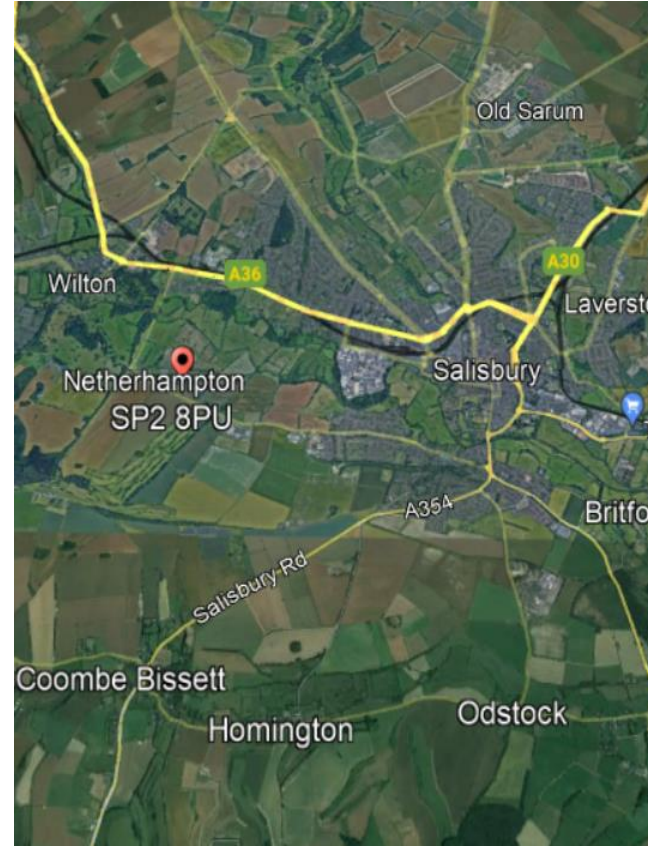


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# Site Location

SITE LOCATION



# The Property

## THE PROPERTY

### Opportunity

A detached public house in the small village of Netherhampton. A 17th century, stone built thatched building, the property is well located for the tourist attractions of Salisbury including Stonehenge. The building has lots of character and would be a good opportunity for an operator to start a new business. The property is available for sale freehold or to let.

### Location

Located on the north side of Parish Road in Netherhampton, this small village is approximately 3 miles west of Salisbury and is situated between the A356 which runs south to Blandford Forum and the A36 which runs north west to Warminster. Salisbury is easily accessible and other attractions such as Stonehenge are also nearby.

### Arrangement

The property measures approximately 2,210sqf (GIA floor area) on a site area of 0.4 acres.

Internally, the premises has a principal trade area with a servery and a smaller side room which provides access out into the trade garden. A large feature fireplace separates the two rooms. The single storey extensions to the rear contain the commercial kitchen and large above ground cellar.

At first floor, the manager's accommodation provides either two bedrooms with a lounge or three bedrooms depending on the preferred arrangement. A single bathroom serves the first floor.

Externally, the customer car park is located to the front, with space for approximately 4 vehicles. At the rear, a large trade garden laid to lawn can be found. There is also a patio with a timber smoking solution and small outbuilding.



# Sales Information

## SALES INFORMATION

### Licensing

Licensed to supply alcohol from 11.00 – 23.00 Monday – Saturday and from 12.00 – 22.30 on Sunday. Opening hours are as above plus 30 minutes.

### Rates

The property is in an area administered by Wiltshire Council. The Rateable Value has been assessed at £12,000.

### Trade

The property is currently closed and is sold with vacant possession. As a result, no trade is warranted or sold.

### Planning

The property is Grade II listed and has a Sui Generis public house use. The property may be suitable for alternative uses including community uses subject to obtaining the necessary planning and listed building consents.

### Services

We believe all of the main services to be located within the vicinity of the site, however prospective purchasers should speak with the relevant utility companies to confirm the types of connection.

### VAT

VAT will be applicable at the standard rate for commercial properties.

### Overage

The vendors will seek an overage payment should a purchaser obtain a change of use to residential at a later date. The overage will apply for 25 years from the date of the grant of any planning permission and the owner and seller will share equally in any uplift in the market value.

### Tenure

The freehold or leasehold is available.

The freehold is being sold with vacant possession. Alternatively, a new, fully repairing and insuring, free-of-tie 20-year lease from Wellington Pub Company is offered, with a guide rent of £27,500pax. Rent will be RPI linked annually together with 5 yearly, upward only rent reviews. Rent will be paid quarterly in advance via direct debit. A minimum of a six-month rental deposit (+ sum equivalent to VAT) will be required.

### Legals

The Vendor has never occupied nor traded from the Property which forms part of the Seller's large tenanted estate. The Vendor does not therefore provide replies to CPSEs or other similar standard pre-contract enquiries. The Vendor will endeavour to provide its standard replies to enquiries and replies to specific enquiries relevant to the Property or the transaction.

### Freehold Purchase

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £5,000.00 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The Seller will undertake to provide timely responses to the Purchasers enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the Seller is unable show good title or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

### Lease Purchase

In line with normal practice, a contribution of £1,500 (plus VAT) towards the lessors legal fees will be required to be paid by the incoming lessee.

### Viewings

Strictly by appointment and accompanied by the vendor's agents.

### Information Pack

An information pack with additional detail is available upon request.

Lessee applicants are requested to complete a standard application form, provide a business plan, cash flow forecast and evidence of funding prior to interview. Please contact us for a lease application pack.

# Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

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#### Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.