



## The Izaak Walton

High Street, East Meon, Petersfield, Hampshire, GU32 1QA

### Leasehold Nil Premium

- Centre of picturesque village in East Hampshire
- Within the Meon Valley, South Downs National Park
- Bar and restaurants (57)
- Spacious 4 bedroom accommodation
- Car park (13), beer garden (70+)
- Available on favourable new free-of-tie lease

Ref: 95469

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 **Sidney  
Phillips**



## LOCATION

The Izaak Walton is situated in the centre of the picturesque East Hampshire village of East Meon, named after the chalk stream the River Meon which flows through it. The village is the highest in the Meon Valley and lies within the South Downs National Park. Henwood Down is a prominent hill which rises approximately one mile to the west and the South Downs Way, a long-distance footpath and bridleway, passes over the southern spur of the hill. Outdoor enthusiasts can also enjoy the old Meon Valley Railway which has been transformed into a rural trail between the villages of Wickham and West Meon.

East Meon is located approximately 4 miles west of Petersfield and has a population of around 1,200. The village has a number of amenities which include a convenience store, All Saints Church, a village hall, a primary school and two public houses (one of which is The Izaak Walton). There are good local transport links: the A3 trunk road is found at Petersfield and connects London to the port city of Portsmouth; Petersfield train station is managed by South Western Railway and sits on the Portsmouth line which connects Portsmouth Harbour in the south to London Waterloo via Woking in the north.

The Izaak Walton is a two storey, detached, brick constructed property under a pitched slate roof. The property lies within the village's conservation area and occupies a plot of around 0.33 of an acre.

## TRADE AREAS

### GROUND FLOOR

Front entrance off High Street into the U-shaped bar area. This comprises two interconnecting trade areas: a LOUNGE BAR and a RESTAURANT. The centrepiece is a long, polished, wooden top bar servery which could have bar stool seating for around 5.

**LOUNGE BAR:** a characterful trade space on the west wing, having a mix of wooden floorboards and quarry tile flooring and an open fireplace. This area can seat around 22 customers.

**RESTAURANT:** situated on the east wing, having fitted carpet and seating for around 30.

**TRADE KITCHEN:** with nonslip flooring, hygienic wall cladding, a stainless-steel extraction canopy, a wash up area and a storage cupboard.

**PREPARATION & WASH-UP KITCHEN:** this adjoins the trade kitchen and has nonslip flooring and hygienic wall cladding.

Set of Ladies' and Gentlemen's TOILETS. BOILER ROOM. On level BEER STORE.



## OWNERS ACCOMMODATION

Located on the first floor with both internal and external access. The accommodation comprises four DOUBLE BEDROOMS, a large LIVING ROOM with KITCHENETTE and DINING area, a BATHROOM and a SHOWER ROOM with neighbouring WC.

## EXTERNAL

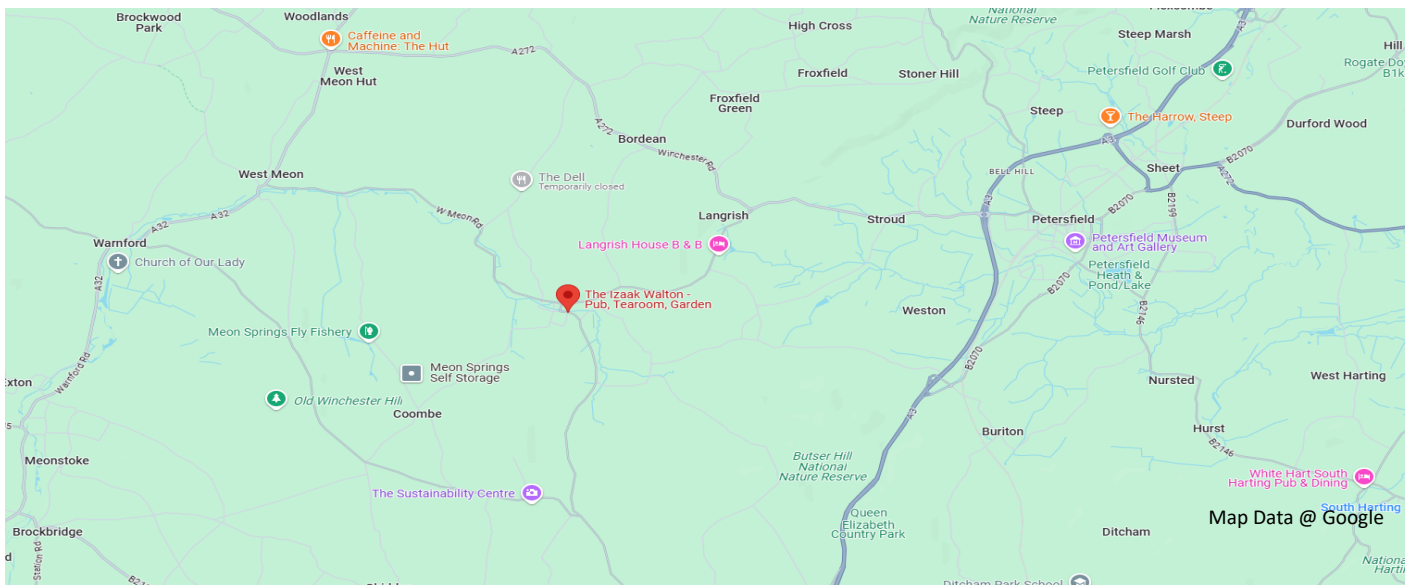
REAR CAR PARK for around 11 - 13 vehicles. LAWNED BEER GARDEN which seats more than 70 customers. Brick barbecue. SMOKING SHELTER to seat around 10. BARREL YARD. SERVICE YARD/BIN STORE. Detached GARAGE with lean-to WOODSHED.

## THE BUSINESS

The business has been let out 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.

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

Viewing strictly by appointment only.



## TENURE & PRICE

TERM	Up to 20 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Assignable subject to Landlord's consent. Such consent not to be unreasonably withheld.
RENT DEPOSIT	The successful applicant will be required to lodge with the Freeholder a deposit equivalent to six months' rent in advance plus VAT. Personal guarantors will be required if the lease is taken out in limited company.
RENT	£34,000 per annum, paid quarterly in advance, via direct debit.
RENT REVIEW	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.
REPAIR LIABILITY	Full repairing and insuring lease.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building and charge the Tenant by way of an Insurance Rent.
VAT	VAT will be payable on rental payments.

## LICENCE

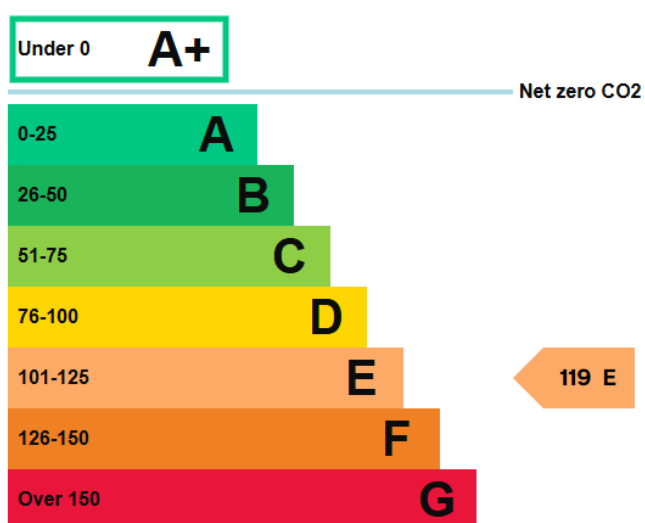
A full Premises Licence is held for the supply of alcohol on and off the premises.

Monday-Saturday 10:00-23:00  
Sunday 12:00-00:30

## SERVICES

Mains electricity, water and drainage are connected.  
Oil fired central heating and LPG for cooking.

**Local Authority:** East Hampshire District Council.  
**Rateable Value:** £7,000 as at April 2023.



### 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: 0050-2975-0378-3490-7080

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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