



The White Horse Inn

South Hill, Droxford, Southampton, Hampshire, SO32 3PB

Freehold £450,000

- Quaint Hampshire village, South Downs National Park
- Bar, lounge and restaurant
- 5 bedroom accommodation
- Trade garden and car park
- Potential for letting rooms
- Unconditional offers only

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LOCATION

The White Horse Inn occupies a central position in the village of Droxford in the South Downs National Park. The village is situated in the Meon Valley and the River Meon flows to its east. This chalk stream is a rare and precious habitat which is popular with walkers who follow the Meon Valley Trail, a 9 mile path on the old railway line, stretching from Wickham to West Meon. Droxford has a population of around 600 residents but is surrounded by a cluster of villages including Swanmore, Wickham, Waltham Chase and Soberton. The market town of Bishop's Waltham lies less than 5 miles away and offers a range of facilities.

Droxford is situated along the A32 which runs from Gosport on the south coast to Alton in the north. The port cities of Southampton and Portsmouth are located approximately 15 miles away, with the town of Fareham being 8 miles south. Fareham is also home to the nearest mainline railway station.

The White Horse occupies an 18th century Grade II listed property of brick construction under a pitched tile roof. The property is briefly described as follows:

TRADE AREAS

- LOUNGE BAR: With feature inglenook fireplace.
- RESTAURANT: Providing seating for approximately 30 customers, with a private dining area found beyond with seating for an additional 40. WCs.
- GAMES AREA: With family room.
- CATERING KITCHEN: Fully equipped.
- BASEMENT/BEER CELLAR.
- LADIES' and GENTLEMEN'S TOILETS.

OWNERS ACCOMMODATION

Located on the upper floors and comprising:

- 2 DOUBLE BEDROOMS with EN SUITE.
- 3 BEDROOMS.
- DOMESTIC KITCHEN.
- BATHROOM.
- 2 large rooms on the second floor. WC.

Agent's note: There is scope to utilise some of the accommodation for letting rooms.

EXTERNAL

- Enclosed lawned trade garden with patio.
- CAR PARK: With space for over 10 vehicles.

THE BUSINESS

The business has been/is presently being operated by a third party and therefore no current operating figures are available. Prospective purchasers must make their own assumptions as to the likely trade levels, having due regard to the location and potential of the site.



TENURE & PRICE

FREEHOLD £450,000. Sold as seen with vacant possession.

Any fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third party items and items such as beer raising and cellar cooling equipment, branded items and gaming machines etc. will be excluded. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate of 90% of the purchase price. Prospective purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

Viewing strictly by appointment only.

LICENCE

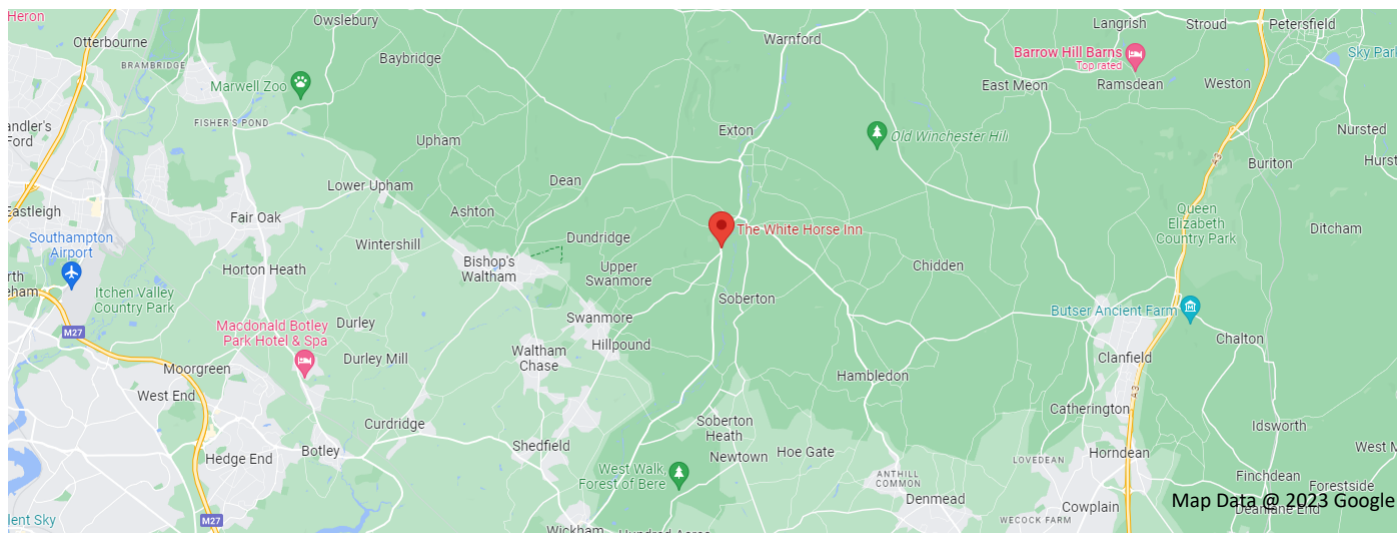
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local authority: Winchester City Council

Rateable value: £7,500 as at 01 April 2023.



awaiting
epc

BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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EPC Reference: N/A

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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