



The Selborne Arms

High Street, Selborne, Alton, Hampshire GU34 3JR

Tenure: Leasehold

Price: £69,000

Ref: 33047

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Situated in a busy village in the South Downs National Park
- Character Grade II listed pub
- Three trade areas (58) and car park
- Two bedroom owners accommodation
- Covered patio and two beer gardens (200+)
- Held on attractive free-of-tie lease

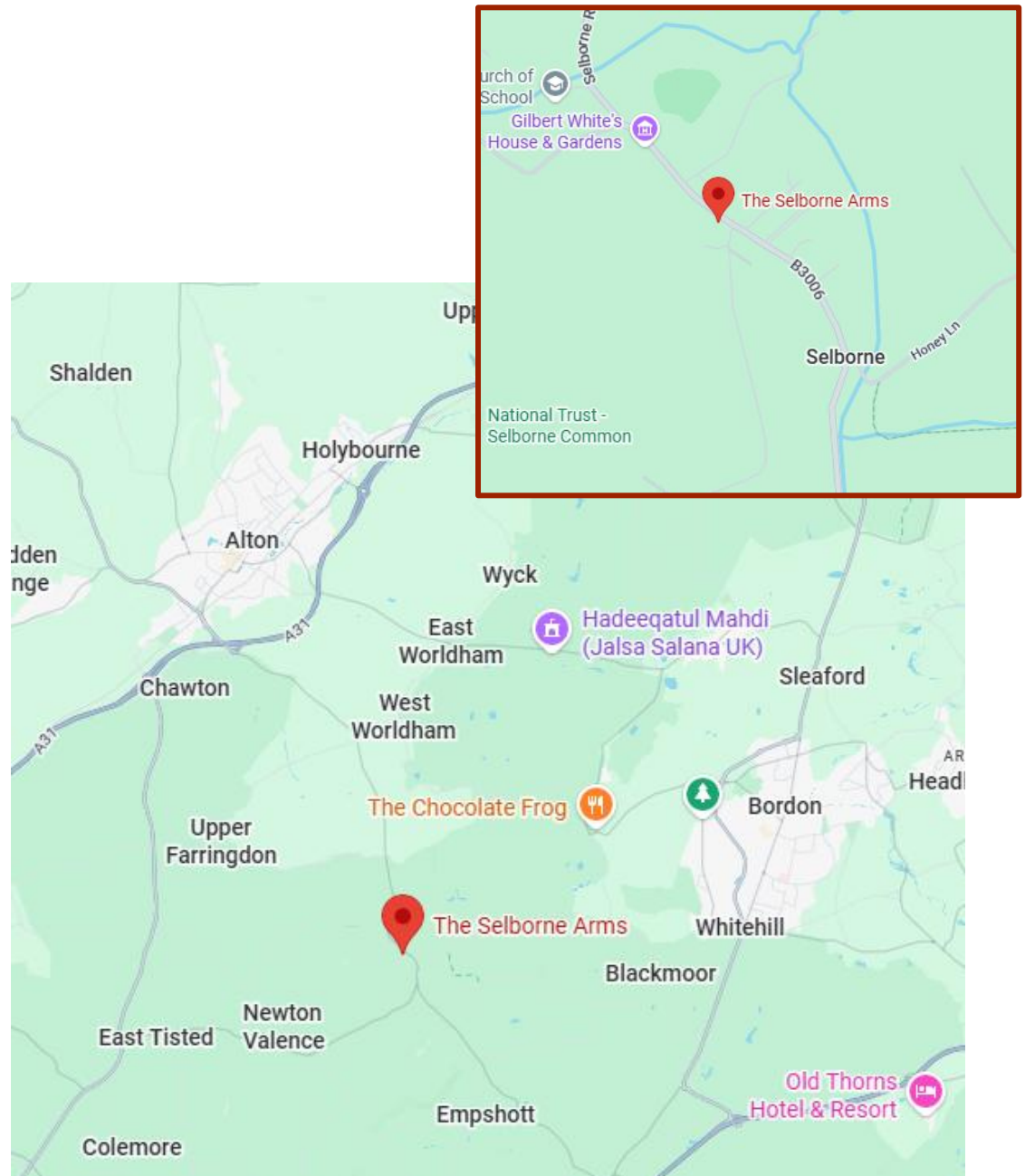
Location

The Selborne Arms is situated in the historic picturesque Hampshire Village of Selborne, approximately 3.9 miles south of Alton, within the South Downs National Park. The village is situated on the B3006, a busy link road connecting the major conurbations of Alton and Liss as well as the A31 and A3. The village is well known for its links with the Naturalist Reverend Gilbert White, a pioneer of bird watching, the house of which has been converted into a museum which also houses the Oates Collection, and field study centre which draws visitors to the village.

The village lies equidistant between the A31 and A3 trunk roads which provide fast road access between Portsmouth, Winchester, Guildford and London beyond. Mainline railway services are available from Alton with half hourly services to London Waterloo and Liss, with services to London and Plymouth.

The Property

The Selborne Arms occupies a character roadside public house which is understood to date from the seventeenth century. This two-storey property is of brick construction under a hipped tile roof. The property retains much of its original charm and character.



Trade Areas

Entrance from front of property directly into MAIN BAR (known as the Zig Zag Bar). This split level trade area is presented with stripped wood flooring, inglenook fireplace and wood built BAR SERVERY. This area is capable of providing seating for 26.

Also accessed from the front of the building is a SNUG AREA (known as the Hanger Bar) with brick built fireplace, exposed timbers and seating for up to 25. This area is often used for private dining. LADIES TOILET offset.

Located to the rear of the bar there is a DINING ROOM with exposed timbers, exposed brickwork and carpeted flooring. This area provides seating for 16 and is also capable of being used for private dining. To the rear of the property there are LADIES AND GENTLEMEN'S TOILETS.

To the front of the property there is a well proportioned TRADE KITCHEN equipped with an extensive range of commercial catering facilities including extractor, six-burner range cooker, 'pass through' washing facilities and 'walk in' chiller. Offset there is a UTILITY ROOM.

Ancillary storage area includes a SPIRITS STORE and BARN STORAGE with mezzanine above.

The property is serviced by a BASEMENT CELLAR with new hydraulic flaps to the front of the property.

Owners' Accommodation

At first floor level there is PRIVATE OWNERS ACCOMMODATION comprising of LIVING ROOM, TWO DOUBLE BEDROOMS, BATHROOM and ATTIC storage.





External

To the rear of the property there is an attractive covered COURTYARD AREA encompassing a log burner, flat screen TV and heaters providing seating for 20-30.

To the rear of the property there is a BEER GARDEN with brick built barbecue, capable of providing seating for in excess of 100 customers. Furthermore, there is a SECOND BEER GARDEN known as 'The Family Beer Garden' which provides seating for a further 100 and incorporates wood built play frames.

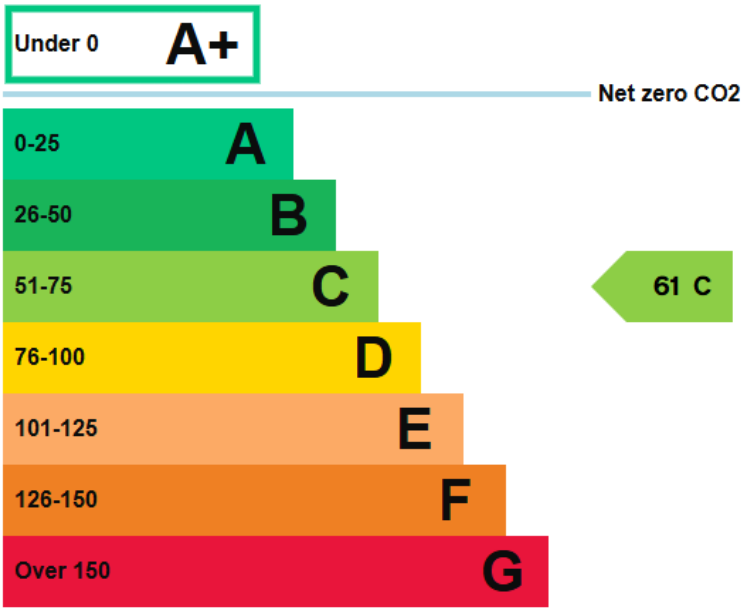
To the rear of the property is the pub CAR PARK with parking for around 20 cars, which provides further parking for the village and visitors.

The Business

Our clients have owned and operated The Selborne Arms since January 2001 and now wish to sell their leasehold in order to retire. The business has for many years been run on a 'hands on' basis and draws in custom not only from local residents but also from visitors to Gilbert White's House and Field Study Centre, as well as the National Trust Selborne Common which is situated directly behind the pub.

Trade profit and loss accounts for the year ending 31 March 2023 show a net turnover of £280,774 with a gross profit of 62.8%. The business has a trade split of approximately 55% wet sales and 45% food sales. Historic profit & loss accounts prior to the coronavirus pandemic show consistent levels of net turnover in the region of £300,000 to £310,000 per annum. Further accounting detail can be made available to serious parties following a formal viewing.

We are of the opinion that The Selborne Arms would suit a 'hands on' owner/operator who could continue to drive the food offering at The Selborne Arms. Due to our clients family position there is also the potential to increase sales and improve on current wage figures in order to increase profitability.



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Tenure & Price

LEASEHOLD £69,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Selborne Arms is held on a thirty year full repairing and insuring Lease agreement (with some notable exceptions due to the listed building status) from Wellington Pub Company Plc. The Lease is for a term of thirty five years commencing 1 December 1973, with an additional five year extension, expiring 31 November 2033. Rent currently stands at £58,002.95 per annum exclusive of VAT, subject to five yearly rent reviews and annual RPI adjustments.

The Lease is free of all trade ties.

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

Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Local Authority: East Hampshire District Council.

Rateable Value: £11,500 as at April 2023.



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Business Mortgages

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

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