



# THE STAR INN

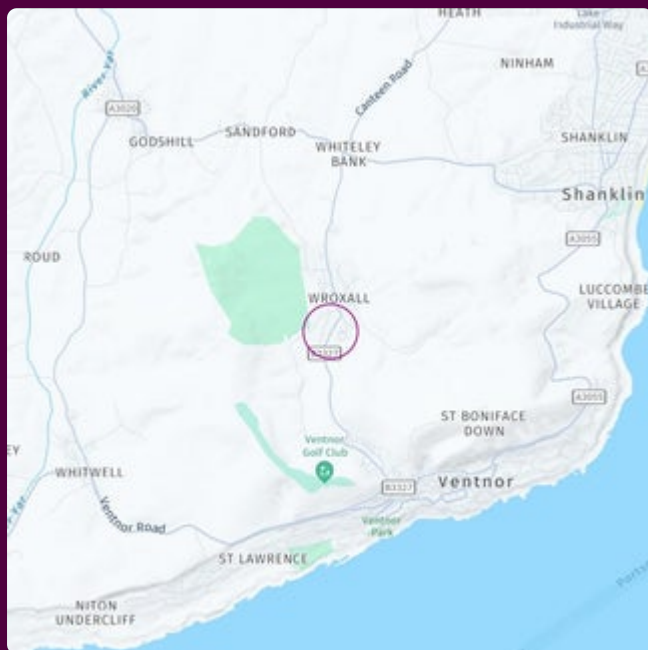
2 Clarence Road, Wroxall, Ventnor, PO38 3BY

FREEHOLD: £295,000 | REF: 3858330



## KEY HIGHLIGHTS

- Available with vacant possession
- Bar & restaurant (65 covers), GIA 3,558 sq ft
- Three-bedroom owner's accommodation
- Operated by 'Hands on' owners
- Rear parking for 10 vehicles
- Potential for alternative use (STPP). Energy Rating C



## LOCATION

The Star Inn occupies a prominent corner position in the centre of Wroxall, the only pub in this well served village on the southern side of the Isle of Wight. Located just two miles from Ventnor and three miles from Shanklin, the property benefits from strong visibility on the main road through the village and is surrounded by residential housing and nearby holiday parks, providing both year round local trade and seasonal visitor appeal.

## DESCRIPTION

The Star Inn is an attractive detached public house of traditional appearance, occupying a prominent corner position within the village. The property is a well-established community pub, with good roadside prominence and a welcoming frontage. The building is characterful, with trading accommodation arranged over the ground floor and private accommodation situated above.

Internally, the main bar offers seating for approximately 20 covers, a separate restaurant area providing approximately 35 covers, arranged across three individual sections and enhanced by a central open fireplace and a small ancillary servery.

The ground floor trading accommodation is supported by a commercial kitchen with walk in fridge together with ladies' and gentlemen's customer WC facilities.

Private accommodation is situated at first floor level and accessed externally. The accommodation comprises three bedrooms, living room, lounge, kitchen and bathroom.

Externally, the property benefits from rear parking for approximately 10 vehicles, together with a rear patio providing around 15 covers and a side terrace with seating for approximately 10 covers.

- The overall site extends to 0.210 acres (0.085 hectares)
- GIA: 330.5 Sqm (3,558 sq ft)

## INTERNAL DETAILS

Enter via main doors to:

- Traditional bar area (20 covers) with central bar servery.
- Restaurant area (35 covers) is split into three distinct sections with a small servery and central open fireplace
- Commercial kitchen with walk in fridge, pot wash and ladies and gentlemen’s WCs.

## OWNER'S ACCOMMODATION

Arranged over the first floor with external access three bedrooms, living room, lounge, kitchen and bathroom.

## EXTERNAL DETAILS

Rear parking for 10 vehicles, rear patio (15 covers), side terrace (10 covers) and beer cellar.

## THE OPPORTUNITY

The business is currently operated by hands on owners who reside above the premises. It has been traded as an American themed bar and restaurant. Due to family health circumstances, the owners have taken the difficult decision to sell.

This represents an excellent opportunity to acquire a substantial freehold pub on the Isle of Wight. The business benefits from strong seasonal trade, driven by an influx of tourists during the summer months from nearby campsites, while also enjoying loyal support from the local community throughout the year.

The property is ideally suited to a hands-on owner operator seeking to further develop the business, particularly by enhancing the food offering, while also benefiting from comfortable owner's accommodation on site.

## FIXTURES & FITTINGS

All in-situ trade fixtures and fittings are included in in the sales price and will be apportioned accordingly. A full inventory will be provided once an offer has been accepted.

## STAFF

The business is currently operated solely by a hands-on owner operator and does not employ any staff. Accordingly, no employees are expected to transfer with the business under TUPE (Transfer of Undertakings (Protection of Employment) Regulations 2006).

## SERVICES

|             |                                  |
|-------------|----------------------------------|
| Drainage    | Mains                            |
| Gas         | Mains                            |
| Water       | Mains                            |
| Electricity | Mains                            |
| Heating     | Gas central heating & fireplaces |





## TRADING INFORMATION

| Year End     | 31 March 2024 | 31 March 2023 |
|--------------|---------------|---------------|
| Turnover     | £79,685       | £105,656      |
| Gross Profit | £36,458       | £39,765       |
| EBITDA       | £29,277       | £7,999        |

## TRADING HOURS

Monday to Sunday - 5pm to Closed.





## REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser will be required to hold a Personal Licence and to apply, at their own expense, for the transfer of the Premises Licence (subject to approval by the licensing authority).

VAT will be payable, in addition, at the prevailing rate. Normally 90% of the gross purchase price, however, we advise that any prospective purchaser consults an accountant.

## BUSINESS RATES

The Rateable Value, as per the April 2023 Ratings List, is £33,000. Confirmation of the actual rates payable should be sought from the Local Authority. The future Rateable Value, effective from 1 April 2026, is £35,000.

## TENURE

The Freehold is to be sold as a trading going Concern (TOGC).



## PLANNING PERMISSIONS

| Year | Reference            | Description                                                                                         |
|------|----------------------|-----------------------------------------------------------------------------------------------------|
| 2000 | P/00700/00 - GRANTED | Illuminated double sided post mounted projecting sign (readvertised application - revised position) |
| 2005 | 746 291 - GRANTED    | Two Storey Rear Extension and Conservatory                                                          |

| Use Classes                                                |             |
|------------------------------------------------------------|-------------|
| Description                                                | Class       |
| Leisure - Applicable to recreational sites and enterprises | Sui Generis |
| Public House / Bar / Nightclub                             | Sui Generis |
| Self-Contained Flat (Includes Maisonette / Apartment)      | C3          |





## 2 Clarence Road, Wroxall, Ventnor, PO38

Approximate Area = 3437 sq ft / 319.3 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 3558 sq ft / 330.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1452492





## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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#### CONDITIONS OF SALE

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