



THE HAWKLEY INN

Pococks Lane Hawkley, West Liss, GU33 6NE

FREEHOLD: £600,000 | REF: 3858323



LOCATION

The Hawkley Inn occupies a central position on Pococks Lane in the heart of the village of Hawkley, Hampshire (GU33 6NE). The village sits within the South Downs National Park, with Hawkley's conservation area specifically identified as lying inside the Park boundary. Hawkley is approximately six miles from Petersfield, giving quick access to services and amenities in the town.

DESCRIPTION

The Hawkley Inn is a 19th Century, two storey, part tile-hung property beneath pitched roofs with sympathetic single storey additions. The trading space is arranged as an open-plan public bar with interconnecting dining areas for approximately 70 covers. The first floor provides five well-presented ensuite letting bedrooms, complemented by an additional ground floor letting bedroom suitable for guests with limited mobility.

Externally, a generous lawned beer garden to the rear offers around 85 covers with bench and table seating, while a covered seating area to the front accommodates a further c.15. Parking for approximately four vehicles is provided to either side of the property, with additional on-street parking available within the village.

- The overall site extends to 0.260 acres
- GIA: 319.6 sqm (3,441 sq ft)
- Website: <https://hawkleyinn.co.uk/>

INTERNAL DETAILS

- Open-plan, interlinked bar & dining areas (c.70 covers) with central bar servery
- Commercial kitchen with dedicated wash-up
- Ladies' & Gents' WCs and accessible (disabled) WC
- Basement beer cellar

LETTING ACCOMMODATION

Five well-presented first floor ensuite letting bedrooms with tariffs from £70–£110 per room, per night (inclusive of breakfast & VAT), plus an accessible ground-floor letting bedroom with rear access.



EXTERNAL DETAILS

To the rear, a generous lawned beer garden with bench and table seating for c.85 covers; to the front, a covered seating area for a further c.15, with off street parking to either side for four cars in total.

THE OPPORTUNITY

The sale of The Hawkley Inn presents an excellent opportunity to acquire a well-established Hampshire freehold public house/restaurant with rooms, set within the South Downs National Park. Currently operated by a hands-on owner operator, the inn trades as a characterful local with a strong reputation for quality, locally sourced food and enjoys high levels of repeat custom across both dining and accommodation. Its setting attracts consistent year-round footfall from walkers, cyclists, horse riders and backpackers.

There is clear scope to drive further growth by opening on Mondays and modestly extending peak trading hours to increase both food and wet sales. Accommodation performance can be enhanced by targeting midweek corporate demand and applying dynamic pricing strategies to optimise occupancy and room rate.

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.

SERVICES

Drainage	Private Drainage System – Sewage treatment plant
Gas	Bottled Gas
Water	Mains
Electricity	Mains
Heating	Gas central heating & fireplaces





STAFF

Currently operated by a hands on owner operator, supported by a mixed team of full and part time staff; a detailed staff list will be provided to seriously interested parties, and employees are expected to transfer with the business in accordance with TUPE (the Transfer of Undertakings (Protection of Employment) Regulations 2006).

TRADING INFORMATION

Metric	FY Nov 2025 (£)
Turnover	£553,710
Gross Profit	£311,206
Wages	£174,784
EBITDA	£26,103

TRADING HOURS

- Monday: Closed
- Tuesday: 11am–3pm & 6pm–10pm
- Wednesday–Thursday: 12pm–3pm & 5:30pm–10pm
- Friday: 12pm–3pm & 5:30pm–11pm
- Saturday: 12pm–11pm
- Sunday: 11:30am–6pm

TENURE

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

PLANNING PERMISSIONS

Year	Reference	Description
2006	746 291 - GRANTED	Two storey & single storey rear extensions, conservatory & disabled persons rooms to rear (amendment to previous approved scheme)
2005	746 291 - GRANTED	Two storey rear extension & conservatory

Use Classes	
Description	Class
Leisure - Applicable to recreational sites and enterprises	Sui Generis
Public House / Bar / Nightclub	Sui Generis
Terraces	C3







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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