



George & Horn

Ref: 4256330

Basingstoke Road, Kingsclere, RG20 5NU

Freehold: £425,000

Semi rural Hampshire village location

Bar & Restaurant (total 52 seating)

10 letting bedrooms, all en-suite

Car park (10) & external trade area (60)

1 bedroom owner's accommodation

Huge income growth potential. Energy Rating D



A character Grade II listed L-shaped detached corner property, dating back to the 17th Century, of brick construction under a pitched clay tiled roof with single storey addition to the rear.

Set within 0.22 acres consisting of a car park and open courtyard trade seating area. Internally, there is a number of internal architectural features including exposed wood ceiling timbers.

Location

The George & Horn occupies a corner position at the junction with George Street and Basingstoke Road on the western edge of the village centre.

Kingsclere is a village in Hampshire which lies off the main A339, equidistant from the towns of Basingstoke and Newbury (approximately 8 miles), which has a small number of local shops and businesses surrounded by open fields.

The immediate area is approximately 20 miles southwest of Reading and 60 miles west of central London.

Internal Details

Public Trade Areas

- Public bar (24 seating)
- Dining room/restaurant (28 covers)

Additional Areas

- Ladies and Gents WC's
- Catering kitchen with walk in chillers
- Basement beer cellar
- Office

Fixtures & Fittings

We are advised the trade fixtures and fittings are owned outright and included with the business.

Letting Accommodation

A total of 10 arranged on the first floor and within the single storey addition to the rear. Consisting of two single, six twin/double and two triple bedrooms. Current room rates range of £45 to £50 per night room only.

External Details

- Tarmac car park (10 spaces)
- Open rear courtyard trade area (60 seating)

Owner's Accommodation

- Arranged on the first floor consisting of one bedroom, kitchenette, lounge and bathroom.

The Opportunity

The pub is at present owned by our client company and is operated as a managed house serving traditional pub food including various meat, pasta and vegetarian dishes in addition to light snacks. This in addition to Sunday roasts (£15 main course only).

The pub benefits from a good local trade in addition to visitors to the area, using the available 10 letting bedrooms, visiting/walking the nearby Downs or as a stopover for Basingstoke and Newbury - with Newbury racecourse just 20 minutes away.

The pub has enormous potential to increase revenue significantly by the new owners having a more “hands on” approach.





Staff

The business is at present, operated as a Managed house with a manager, two full time and 12 part time staff as and when required.

Trading Information

Limited trading information may be provided to interested parties upon request following a full inspection of the business.

Trading Hours

The business currently operates 7am to 10pm Monday to Thursday, 7am to 12am Friday, 8am to 12am Saturday and 8am to 10pm Sunday.



Tenure

Freehold.

Business Rates

The current rateable value is £18,000 from 1st April 2023.

Regulatory

We are advised that all mains services are connected.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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