



Dove Inn

Ref: 3858274

Micheldever Station, Nr Winchester, SO21 3AU

Freehold: £790,000 plus VAT

Leasehold: £20,000 plus VAT, Annual Rent: £45,000 plus VAT

Affluent village location, Nr Winchester

Opposite Micheldever railway station

Bar & restaurant (c.80), 3 bed accommodation

Games area & vodka bar (c.40), Coach House

5 letting rooms with 11 more (STPP)

Trade garden (c.40), parking for 15 cars



Description

A two-storey, detached, Grade II Listed, Georgian building set back from the road in a good size plot directly opposite the railway station, with 15 private parking spaces.

The property has a wealth of character features including open fireplaces and oak beamed ceilings and benefits from en suite letting rooms, games room, vodka bar and an open plan bar and restaurant.

The business provides a tremendous opportunity for an experienced operator either looking to run a successful business themselves or alternatively, looking for a business to lease or run under management.

Location

The Dove Inn is situated in the heart of the affluent Hampshire village of Micheldever Station, three miles from Micheldever village, which offers a range of local amenities including a church, village stores and post office, Church of England primary school and two village halls.

Equidistant are both the historic Cathedral city of Winchester and the town of Basingstoke, with main arterial routes including the A303, M3 and A34 within easy reach.

Micheldever Station is a commuter village with a mainline railway station offering services to London Waterloo in under an hour.

Internal Details

Ground Floor:

Doors lead from the front of the property into a welcoming entrance hall providing access to three cosy bar/restaurant areas for 80 covers. Newly refurbished vodka bar and games room with pool table and soft furnishings.

Ladies' and gentlemen's toilets, staff toilet, high specification commercial kitchen and ancillary storage areas.

Lower Ground Floor:

Accessed from the bar via a hatch is a large basement cellar with drop.

First Floor:

Accessed via a central staircase and self-contained entrance hall from the car park are five en suite letting rooms and extensive three bedroom owner's accommodation.



The Opportunity

The business is currently run under tenancy and has been since the owners purchased the pub back in 2006. The business has built up a successful food offering, providing locally sourced, seasonal produce, complemented by an excellent range of quality beers, wines and spirits.

Planning permission was previously granted for the conversion of the existing five letting rooms and owner's accommodation into 11 en suite letting rooms (plans available), with access through the main entrance foyer. Planning permission has also been granted to convert the external coach house into five further letting rooms.

Owner's Accommodation

The extensive owner's accommodation is located on the first floor at the front of the property. It includes three double bedrooms, a family bathroom, a lounge, a kitchen, and various storage areas.

Letting Accommodation

Five tastefully styled en suite letting rooms including one twin, all with flat screen TVs and tea and coffee making facilities, currently charged at £90 per night (B&B).





External Details

A front terrace with bench seating for 12 covers and a fenced, grass trade garden with bench seating for 40 covers.

Parking for 15 vehicles accessed from the front of the property and split into two distinct parking areas.

There is a detached brick coach house building on the side of the property that is currently unused. It benefits from planning permission to be demolished and replaced with five additional letting rooms.

Fixtures & Fittings

All fixtures and fittings are included within the sale with the exception of some of the current tenant's personal effects and an inventory will be provided to prospective purchasers/tenants.

Staff

No staff will be transferring.

Services

LPG gas. The off-site waste treatment plant is shared with Brunel Close.



Currently trading seven days a week.

Tenure

The property is also being offered on a new free-of-tie lease with an annual rent of €45,000pa plus VAT. A premium of £20,000 plus VAT will be payable upon completion, which includes goodwill and trade fixtures and fittings. A rental deposit will be required, subject to status, and the rent is to be paid quarterly in advance.

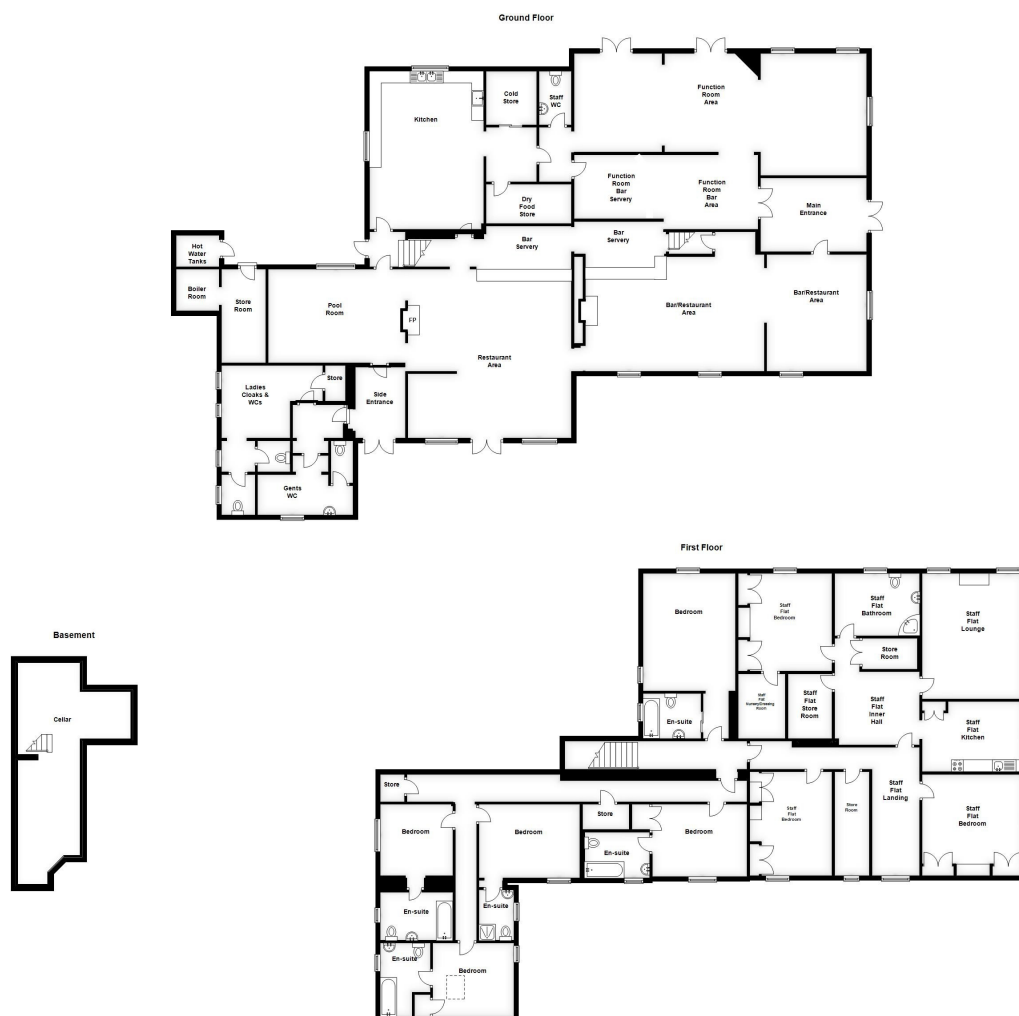


Current rateable value (1 April 2023 to present) £13,500.

No trading information is available.

Premises Licence. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

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





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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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Winchester

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