



Portland Arms

Ref: 3858283

138 Stamshaw Road, Portsmouth, PO2 8LX

Freehold: £225,000 plus VAT

BEST & FINAL BIDS - FRIDAY 13th December

L-Shaped Bar Seating c.40

Rear Beer Garden Seating c.30

3-Bedroom Owners' Accommodation

GIA: 225 Sqm (2,422 sqft)

Site Area: 0.091 Acres (0.037 hectares). EPC: C



Description

Corner Plot with side access to rear beer garden, situated in a residential area, three bed flat with office space for owner accommodation with a spacious lounge and kitchenette.

Spacious beer garden with concrete hardstanding offering a decking area with pergola for cover the garden faces Southeast.

Site area: 0.091 acres (0.037 hectares)
GIA: 225 Sqm (2,422 sqft)

Business Rates

Rateable value effective from 1 April 2023 is £8,250.

Tenure

Freehold with vacant possession.



Ground Floor

Entrance for the property can be found at the front as a corner door entrance leading into the bar area.

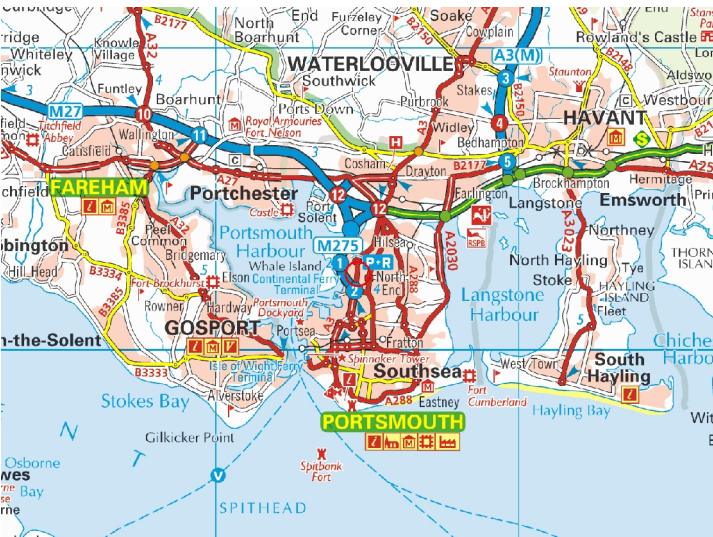
The bar area consists of a large L-shaped bar with space for at least 40 covers, there is a spacious area to the side of the bar to accommodate live music or other entertainment. You will also find a gas cast iron fireplace as well as a dart board with emergency exit.

To the other side of the bar are ladies and gent's WC's. The women's bathroom offering a single cubical and hand basin, and the gent's you will find a single cubical as well as a toilet with hand basin, the access to the gents also leads into the beer garden.

This property has access to main services, you can find the gas meter under the bar servery, access to first floor and beer cellar can be located behind the bar.

The property offers a reasonable sized beer cellar on the ground level offering easy access for deliveries, as well as a utility room with pot wash and storage with a door leading into a gated courtyard with a outbuilding and access via a gate into the beer garden.

The access to the first floor can be found as a concealed door in the corridor leading to the utility room.



Location

The Portland Arms is situated just off the M275 into Portsmouth. You will find the Portland Arms on the A3 on the corner of Stamshaw Road and Weymouth Road.



Owner's Accommodation

First floor owner's accommodation comprising three bedroom flat with small office room, full sized kitchenette as well as a very spacious lounge.

External Details

The property offers an ample sized beer garden facing southeast with a generous seating area with a decked area and a pergola for cover, concreted hard standing with double gate for access to the side on the property.

Fixtures & Fittings

The property is sold as seen, any loose furniture will remain, no inventory will be provided.

Trading Hours

The pub is currently closed.



The Opportunity

This property presents a unique opportunity for a variety of potential buyers. Developers will find it ideally suited for alternative uses, subject to the necessary planning permissions. Existing operators will appreciate the potential to reopen the pub, capitalizing on its established location and community presence. Additionally, the property offers an excellent investment opportunity for those looking to tenant it, ensuring a steady income stream. Whether you are looking to develop, operate, or invest, this property is ideally suited to a range of business ventures.

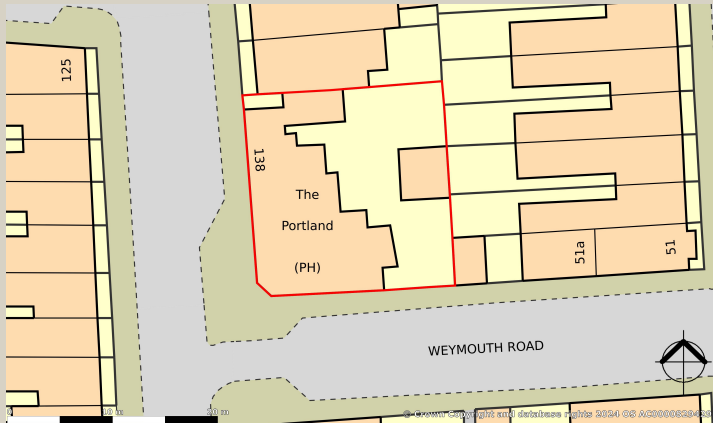
Regulatory

The property benefits from a Premises Licence.

Services: We are advised that all mains' services are connected.

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.





Best & Final Bids

We are seeking freehold offers, subject to contract on Friday 13 December 2024.

We request that all offers are submitted in writing by e-mail and received no later than 12.00 (midday) on this date.

Your offer should include the following detailed information:

1. Your best offer, subject to contract for the property.
2. A summary of any conditions attached to your offer.
3. Full written confirmation of the debt profile of your offer and the debt provider (if applicable).
4. Clear evidence of your cash funds, if the offer does not involve third party funding.
5. A summary of your due diligence to date and/or a list of due diligence to be undertaken to reach a point to exchange of contracts.
6. The proposed timetable for an unconditional exchange of contracts and preferred completion date.
7. Full details of your professional team including legal, financial and property advisors.

The seller reserves the right, at its sole discretion, at any time, to modify the procedures outlined above, to reject any proposals and to terminate any negotiations and discussions for any reason. It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

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



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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