



HINTON ARMS

Petersfield Road, Cheriton: Alresford, SO24 0NH

TO RENT: NIL PREMIUM ANNUAL RENT: £50,000 | REF: 3858320

KEY HIGHLIGHTS

- Close to National Trust property
- New FOT lease available, Rent: £50,000pa
- 56 Cover Bar & Restaurant, GIA: 344 sqm
- Two-Bedroom domestic accommodation
- Extensive trade garden and paddock
- Parking for 30+, Site size: 2.269 acres. Energy Rating: C



LOCATION

The Hinton Arms enjoys a prominent position on Petersfield Road in the charming and historic village of Cheriton, near Winchester in Hampshire. The surrounding area provides an abundance of leisure and lifestyle appeal. Scenic countryside walks start directly from the village, including routes along the River Itchen and access to the renowned South Downs Way, making the area particularly popular with ramblers, cyclists, and nature enthusiasts. Nearby attractions include the National Trust's Hinton Ampner, a beautifully restored country house and garden that draws visitors year-round.

The pub is exceptionally well connected. It sits directly on the A272, a major route linking Winchester to Petersfield, providing strong passing trade and easy accessibility. Winchester lies just 8 miles to the west, offering extensive retail, cultural, and transport amenities, including direct rail services to London. Petersfield is 12 miles to the east, while central London is approximately 55 miles away, making the location appealing for both local customers and those travelling from further afield.

DESCRIPTION

The Hinton Arms is an attractive detached two storey property that is constructed in traditional brick with hung tiles and finished in a distinctive yellow painted façade.

The property benefits from a large pea shingle car park with space for over 30 vehicles. It also boasts a generous south-facing trade garden with a children's play area, and beyond this is a spacious rear field bordered by a tree line that provides privacy.

Inside, this characterful pub features black exposed beams, textured walls, a traditional wooden bar, and a wood burner creating a warm and inviting atmosphere throughout.

The property is currently tenanted and will be available with vacant possession from March 2026.

- Website: <https://hintonarms.co.uk/>
- Site area – 2.269 acres (0.918 hectares)
- GIA: 344 sqm (3,714 sqft)

FIXTURES & FITTINGS

All in-situ trade fixtures and fittings are available to purchase at valuation, in addition to the purchase price and necessary rent deposits.

INTERNAL DETAILS

Access to the property is gained via the pea-shingle car park, which leads either across the patio or through the main entrance into the welcoming bar area. To the right of the bar, a doorway provides access to the customer WCs, comprising ladies' and gents' toilets with baby changing facilities.

The open-plan bar and restaurant area offers seating for approximately 56 covers, creating a versatile space for both drinking and dining. To the left of the bar, a doorway leads into a full equipped commercial kitchen, which is in good operational condition. Adjacent to the kitchen is the overground cellar, with a connecting door through to the dry store, providing practical and conveniently located ancillary space.

EXTERNAL DETAILS

The property benefits from a large trade garden with seating for approximately 100+ covers and includes a children's climbing frame. There is also a substantial pea shingle car park providing space for over 30 vehicles.

Behind the close-boarded fence is the septic tank, and within a locked fenced area is the bin store. Additionally, the site includes two large storage sheds and a garage, all currently used for storage.

The rear field, which is also included in the new letting, has previously been used for keeping horses, offering further potential for alternative uses.

OWNER'S ACCOMMODATION

The residential accommodation is situated on the first floor and can be accessed via a separate rear entrance, with an additional internal access through a private door from the restaurant. It comprises a self-contained flat with two double bedrooms, a spacious lounge, and a bathroom with a shower cubicle. Both bedrooms benefit from eaves storage, and one includes a built-in wardrobe. The bathroom and staircase are enhanced by Velux windows.

The immersion tank is located in a cupboard within the bathroom, while the boiler is housed in a cupboard in the porch by the rear entrance. There is also a kitchen/office area with a sink and space for a fridge-freezer, although it currently does not include an oven.

STAFF

The business will be closed and therefore no staff will transfer under TUPE (the Transfer of Undertakings (Protection of Employment) Regulations 2006).



SERVICES

Drainage	Septic Tank
Gas	Bottled Gas
Water	Mains
Electricity	Mains
Heating	Gas Boiler



TRADING HOURS

Monday: 11:30 – 15:30, Tuesday to Friday: 11:30 – 15:30 & 18:00 – 23:00, Saturday & Sunday: 11:30 – 23:00.

TENURE

All prospective tenants will be required to submit a business plan, cash flow forecast, and CV as part of their offer.

New lease term	20 years
1954 Landlord and Tenant Act	Protected
Rent	£50,000pa
Rent Payable	Monthly in advance
Deposits	A minimum of a 3-month rental deposit
Guarantees	Personal Guarantees will be required
Rent Reviews	3rd, 6th, 9th, 12th, 15th & 18th anniversary of the Term Commencement Date. RPI index linked reviews. Subject to a cap & collar
Repairs	A fully repair and insuring lease
Use	A public house licensed for the sale by retail of alcoholic drinks and the ancillary provision of food and other refreshment

THE OPPORTUNITY

The impending departure of the long standing tenants at the end of February presents a rare and exciting opportunity to take on a well established and highly regarded country pub in one of Hampshire's most desirable locations. The Hinton Arms has been successfully operated by the same tenants for over 20 years, during which time they have created a thriving, reputable business with a strong local following and consistent repeat custom.

Benefiting from excellent passing trade between Winchester and Petersfield, the pub serves a wide customer base, including commuters, ramblers, cyclists, and visitors exploring the surrounding South Downs National Park. Its position adjacent to the National Trust's Hinton Ampner country house, an extremely popular heritage attraction, provides a further steady stream of year round footfall.

There remains considerable scope for a new operator to drive the business forward. The current operators have historically maintained limited opening hours, leaving clear potential for increased trading and extended service periods. The rear storage sheds and garage also present an exciting development opportunity; subject to landlord consent, these spaces could be converted to provide additional trading areas, letting rooms, or holiday accommodation.

A notable advantage of the property is the charming and spacious owners' accommodation, making it ideal for either an on site manager or a hands on owner operator seeking to live in a picturesque and peaceful part of the Hampshire countryside, whilst still being only a short distance from Winchester.

Overall, the Hinton Arms offers an exceptional chance to take on a reputable pub, with multiple avenues for growth in a highly sought after location.

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings List is £30,000. Confirmation of the actual rates payable should be sought from the Local Authority.

REGULATORY

VAT - The property is not opted to VAT. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

TRADING INFORMATION

There is no available information pertaining to historical or current trading performance.







DEBT & INSURANCE ADVISORY

FINANCE

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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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