



Business & Commercial Property Agents & Valuers



The Cricketers Inn

Jacklyns Lane, Alresford, Hampshire SO24 9LW

Ref 415

£20,000

- TOP QUALITY HAMPSHIRE PUB BUSINESS WITH LOVELY GARDENS
- WELL-PRESENTED TRADING AREA PROVIDES 90 COVERS IN MAIN BAR & DINING AREA
- FUNCTION ROOM & FULLY FITTED AND WELL-EQUIPPED COMMERCIAL KITCHEN
- FANTASTIC BEER GARDEN WHICH SEATS 50 WITH PIZZA OVEN, BBQ
- EXTRA COVERED GARDEN FOR 20 PLUS LAWNED GARDEN FOR 50 & CHILDRENS PLAY AREA
- THREE BEDROOM OWNERS HOME RECENTLY REFURBISHED
- 40 SPACE CAR PARK & "FOOTBALL FIELD"
- RECENTLY TAKING £12,000 PER WEEK – GREAT BUSINESS!

£20,000 is thought to be the minimum needed in order to enter into this excellent pub business.

For further information please call:  
Bruce Sprosen on **07467 947296**

**OFFICES IN LONDON & SOMERSET  
CONSULTANCY**

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# SPROSEN GROSVENOR

## LOCATION

Alresford is located around 12 miles from the historic city of Winchester and the County of Hampshire. The Cricketers hold a prime corner position on a busy main road next to Alresford Gold Club.

The pub is surrounded by residential housing providing a strong local following. It also benefits from great transport links with plenty of passing trade.

## THE BUSINESS PREMISES

The Cricketers is very well presented in a modern rustic style with a mixture of tile, carpeted and wooden flooring.

The property boasts bay windows, decorative cladding and traditional exposed beams and brickwork.

The main bar area is a comfortable space with an attractive L shaped bar and seats around 30 surrounding a cosy fireplace. A raised level provides restaurant for up to 60 covers.



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Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



There is a separate function room for around 30.

Behind the scenes, there is a fully fitted commercial kitchen with a range of stainless-steel equipment, walk-in cold room etc.

#### PRIVATE QUARTERS

The private accommodation can be accessed either through the pub or with its own self-contained separate access.

There are three double bedrooms, a lounge, private kitchen and office.



#### OUTSIDE

The Cricketers has a great beer garden!

It wraps around the property and is beautifully laid out with a covered patio, grassed zones and a magnificent pizza and BBQ area.

The beer garden also features a fantastic childrens play area.

Quality seating provide seating for around 40 and further seating is a provided on the patio.

There is another covered seating area for 20 and a Lawned garden with picnic benches for 50

There is a large 30 space car park.

At the rear of the plot is a small football pitch.



#### THE BUSINESS

We are advised that recent weekly turnover has been circa £12,000 although we are unable to provide detailed profit and loss accounts nor can warrant these figures.

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## TENURE

The property is offered by our clients Stonegate Pub Partners on the basis of a Retail Partnership Tenancy.

There is a Full Tie for wet products although Tie Release Fees can be negotiated to allow the business to trade Free of Tie in respect of wines, spirits, cask beer, minerals and FABS.

An annual rent guide is circa £42,000.



## INGOINGS

£20,000 is thought to be the minimum cash needed in order to enter this excellent business. These funds will be used for the payment of stock, rent deposit, rent in advance and working capital. Fixtures and fittings can be purchased separately over a period of time.



## VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

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