



Business & Commercial Property Agents & Valuers



THE HUNTERS INN

CRAMPMOOR, ROMSEY, HAMPSHIRE

SO51 7NW

Ref 338

£50,000

- PRICE REDUCED FOR QUICK SALE - PROFITABLE HAMPSHIRE PUBLIC HOUSE
- ANNUAL SALES CIRCA £650,000 (YEAR ENDED 2019 NET OF VAT)
- CIRCA £60,000 PER ANNUM NET PROFIT
- SALES SPLIT 65% WET 35% FOOD SO GREAT SCOPE
- WELL PRESENTED PREMISES WITH LOUNGE BAR, DINING AREA & PUBLIC BAR
- FABULOUS OUTSIDE SPACE WITH MULTIPLE TRADING AREAS
- THREE BEDROOMED SELF-CONTAINED HOME
- LANDLORD HAS PLANS TO EXTEND TRADING SPACE OFFERING FURTHER POTENTIAL

£50,000 for the valuable leasehold interest, quality fixtures and fittings plus goodwill. Stock at valuation will be extra upon completion.

There will also be a rent deposit payable to the

For further information please call:
Bruce Sprosen on 07467 947296

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LOCATION

The Hunters Inn enjoys a prominent position fronting the A3090 which is one of the major main roads into the town of Romsey the centre of which is about a mile and a half away.

There is a densely populated affluent customer base who reside in quality housing close to the business and provide a regular and loyal following.

Romsey itself is an historic market town that dates to 907 AD in the county of Hampshire described by some as the "Jewel of Hampshire". The population of Romsey is well over 20,000.

Nearby towns and cities include Southampton and Winchester.

THE BUSINESS PREMISES

Main Entrance Vestibule

With disabled access



Here there is a lovely oak door, stained glass and beamed ceilings. Leads to

Lounge Bar

8.21m x 6.34m

Where there is seating for around 35 with traditional tables and chairs. There is a huge fireplace with brick back and tiled base. The

lounge bar is nicely decorated in traditional colours with picture rail and heavy beamed ceilings. Steps to...

Raised Dining Area

8.68m x 3.93m

Seating a further 35 and with access to outside areas (also suitable for disabled).

Bar Servery

Is L Shaped and well presented with touch screen tills, back bar refrigerators etc.

Disabled WC

Two Sets of Ladies and Gents WC's

At either end of the business premises.



Public Bar

9.98m x 5.42m

Has its own separate entrance with a pool table, dart board, fruit machines and flat screen TVs for the showing of sport. Here, there is seating for around 30 but plenty of vertical drinking space. Beamed ceilings are also throughout.

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.

Catering Kitchen

6.07m x 4.62m



With stainless steel worktop tables, refrigerated workstations, commercial microwave oven, rationale combination oven, six-ring gas hob with oven below, deep fat fryers, griddle, dishwasher and much more.



Storeroom

With chest freezer, various fridges, extra microwave oven and washing machines.

First Floor Home

Is self contained and well presented. Including

Large Lounge

with double aspect dado rail and picture rail. Steps to second landing.

Bathroom

with modern white bathroom suite, with electric shower over.

Two Small Double Bedrooms

One Large Double Bedroom

plus a

Private Kitchen

OUTSIDE

To the side there is a lovely lawned seating area with picnic bench seating for around 30.

Beer Patio

Seats around 50.



Main Beer Garden



Includes a fenced Children's play area, picnic bench seating, patio area and lovely lawned gardens. Here there is overall seating for around 60.

Car Park

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At the rear, there is a large tarmacadam car park for around 30 and to the front a further car park for around 10 including a disabled space.

Further Seating

There are also picnic benches close to the pub and includes a covered large smoking solution.



Plans

Have been passed for a 25 cover dining room extension which E.I.Pub Partnerships will be pleased to discuss with potential operators.

THE BUSINESS

Has been owned and operated by our clients for the past 6 years. Our clients have other business interests which is the reason for the proposed sale.

The Hunters Inn offers a good quality food offer while trade is also driven from showing sports on TV.

Current sales are split 65 % wet and 35% dry.

Full accounts will be released post viewing, annual sales (pre covid) are circa £650,000 net of VAT.

Around £60,000 per annum net profit is shown on accounts for year ended 31st July 2019.

Our client is only able to dedicate a third of her time to this business as she has other business commitments.

Therefore new owners who have more time to devote to the Hunters Inn will undoubtedly reduce the current wage bill and therefore increase profits even further.



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TENURE

The business is subject to a 10 year renewable lease under the terms of the landlord and tenant act 1954.

The current agreement expires in 2023 but is fully renewable at that time.

The landlords have indicated their willingness to agree a new lease with a new operator on transfer.

Annual rent is currently £55,404.

There is a tie to the Stonegate Group in respect to wet sales. Certain elements of this tie can be releases subject to an additional rental charge.

VIEWING AND FURTHER INFORMATION

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

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