



Business & Commercial Property Agents & Valuers



QUEEN CHARLOTTE INN

41 London Road, Andover, Hampshire SP10 2PR

Ref 418

£25,000

- HAMPSHIRE PUBLIC HOUSE & RESTAURANT WITH LOVELY GARDENS
- PUBLIC BAR SEATS 45 WITH MANY CHARACTERS FEATURES
- LOUNGE BAR / RESTAURANT SEATS 45 WITH SEPARATE BAR SERVERY
- TWO SETS OF PUBLIC TOILETS
- FANTASTIC BEER GARDENS SEAT 120
- CAR PARK FOR 40
- TWO BEDROOMED MANAGERS / OWNERS HOME
- SIGNIFICANT REFURBISHMENT PLANNED BY LANDLORDS TO UPGRADE KITCHEN & PUBLIC AREAS
- PROJECTED WEEKLY TAKINGS OF £13,000 PER WEEK
- HIGH QUALITY DISTRICT

£25,000 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**

SALES - LETTINGS - VALUATIONS -

LOCATION

The Queen Charlotte Inn is located in a quality residential district of Andover in the County of Hampshire.

The pub is surrounded by a densely populated housing district which provides a strong following. It also benefits from great transport links with plenty of passing trade.

INVESTMENT

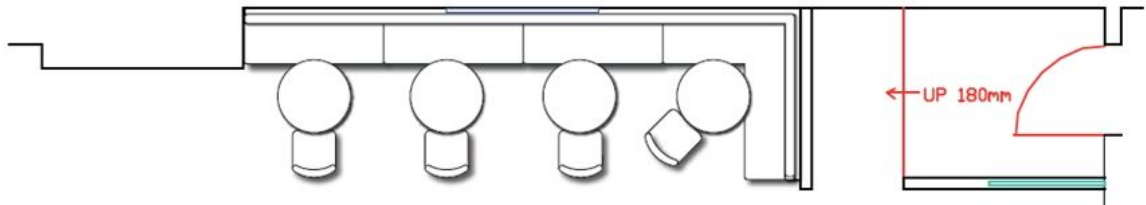
The Stonegate Pub Company have plans to invest significant sums throughout the premises.

This site will be the subject of a complete refurbishment.

Stonegate will work with the new operator on design details with a vision to create a high quality food lead business operation.

Design images are below.

FIXED WALL SEATING - REPOSITIONING OF RADIATOR



CONCEPT: REAR TRADE AREA

This offers a great opportunity for an experienced operator to run a great pub business.

THE BUSINESS PREMISES

The Queen Charlotte Inn is spacious, full of character, and reasonably well presented at this time.

THE PREMISES

Public Bar

Seats around 45 in two areas.



There is part stripped floor, carpeted and stone floor, together with half panelled walls and a lovely open fireplace. A second fireplace boasts a wood burning stove.



Bar Servery

Serves this space, is well fitted with a range of quality equipment.



Well-presented Ladies & Gents WC

Lounge / Restaurant Bar

Here is another spacious area seating around 45. With half panelled wall and flagstone flooring.

This is a great dining space.



Second set of Ladies & Gents WC

Cellar

Store Room

Commercial Kitchen

Which will be refurbished.



PRIVATE ACCOMMODATION

Can be accessed through the pub.

There are two bedrooms, lounge and private kitchen.

OUTSIDE

The Queen Charlotte has great beer gardens.

There are two large garden areas.

The first has a raised decking area as well as a lawned area and children's play area. With seating for around 80.



The second space backs onto the dining area, is patioed and seats around 50.



There is a car park for around 40.



THE BUSINESS

Our client believes that this business, post investment and refurbishment, that is capable of taking well over £13,000 per week.

We are unable to provide detailed profit and loss accounts, nor can we warrant these figures.

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 £59,000.

VIEWING AND FURTHER INFORMATION

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