



Business & Commercial Property Agents & Valuers



THE BOAT HOUSE

Ref 449

Mill Stream Approach, Castle St, Salisbury SP1 3TA

Nil Premium

- WATERSIDE FREE OF TIE RESTAURANT & GASTRO HOUSE
- FIVE MINUTE RIVERSIDE STROLL TO THE CITY CENTRE
- INTERNAL COVERS FOR CIRCA 95
- OUTSIDE TRADE GARDEN FOR 110
- WELL FITTED COMMERCIAL KITCHEN
- SEPARATE RETAIL BOOTH
- NEEDS SOME NEW FIXTURES & FITTINGS & REDECORATION
- RENT FREE PERIOD AVAILABLE
- ONE BEDROOMED OWNER/MANAGER FLAT

For further information, please call
Bruce Sprosen on 07467 947296

LOCATION

The Boathouse is located 0.5 miles from the city centre of Salisbury, Wiltshire. Salisbury has a population of 40,302 at the 2011 census.

The mainline railway station provides links to London Waterloo in 35 minutes and 90 minutes respectively.

Salisbury is located approximately 19 miles (29km) south west of Andover, 23 miles (37km) north west of Southampton, and 23 miles (37km) north east of Blandford Forum.

The public house is prominently situated adjacent to the river on Mill Stream Approach. The A36 is approximately 0.5 miles (1km) to the north and provides direct access to Southampton and Bath in approximately 40 minutes and 70 minutes respectively.



THE BUSINESS PREMISES

The Boathouse is a detached property arranged over ground and first floors. The building is of rendered construction. The roof is pitched with clay tiles. To the south of the site is a single storey extension of the same construction with a flat roof.

Under the previous operation the business provided an open plan trading area with a bar servery and seating for approximately 56 customers. Ancillary space includes customer WCs, cellar and office.

At first floor level, there is a further trading area providing 38 covers. There is also a trade kitchen, storage and a shared WC.

PRIVATE QUARTERS

As an additional there is a one bedroomed owners home.

Access to the residential element is external and to the south of the property. The accommodation provides a bedroom, living room, kitchen and WC.

OUTSIDE

The Boat House has an external terrace with beautiful views that seats 110.

By the main entrance is a paved area providing approximately 20 covers over benches. To the north of the site is another paved area providing 62 covers. Along the river is a further paved seating area with 38 covers.

RETAIL BOOTH

There is a small retail booth as part of this site, ideal for snacks and ice cream sales.



LICENSING

A Premises License has been granted that permits the sale of alcohol Monday - Thursday 11:00 – 23:00, Friday and Saturday 11:00 – 00:00 and Sunday 12:00 – 23:00.

TENURE

An annual rent guide is circa £40,000. Terms of the lease are flexible.

Rent deposit will amount to £10,000.

VIEWINGS AND FURTHER INFORMATION

The business is currently closed. Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

