



Commercial Agents • Surveyors and Valuers • Development Consultants • Property Managers • Land and Town Planning Consultants

For Sale Freehold Retail, Café, Pub, Wine Bar Property in the Centre of Petersfield

(On Instructions from Mortgagee in Possession)
The Market Inn Pub The Square Petersfield GU32 3HJ

Offers Invited

Gascoignes are pleased to invite offers to purchase this former public house which ceased trading in summer 2006 but with obvious redevelopment potential.

LOCATION:

This property offers potential for retail shop or food retail property in a prime location within the town centre. Petersfield is a thriving market town about 27 miles southwest from Guildford, 20 miles from Winchester and about 20 miles north of Portsmouth. The Hindhead tunnel is scheduled for completion this month and there is a main line station with trains to London Waterloo about 60 minutes and Portsmouth (about 30 minutes) The property forms part of the town centre on the fringe of Market Square and The High Street. Very much a retail prime shop and food retail location. The Market is next to a small café and close to several wine bars and eateries.

THE PROPERTY: Site Area 0.1 acres

The property comprises usable small attached public house which is believed to have been closed in 2006. Its layout today offers ground floor retail space and the first floor was last used as residential accommodation and might convert to one or two flats above retail. It is situated on the corner of The Square and Saint Peter's Road close to café Nero, Fat Face, Phase Eight, Laura Ashley, and Edinburgh Wool Mill

PLANNING: Local Authority is East Hants District Council

Last used as a public house with residential accommodation above and was owned as a managed pub by Punch Taverns and had been for many years prior to the Town & Country Planning Acts. The current use is regarded as A4 we are advised. The property is grade II listed and is within Petersfield town centre conservation area.

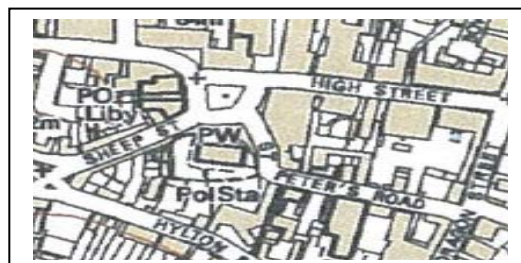
FLOOR AREAS: approx net internal

Ground Floor Retail Space	765 sq ft
Ancillary Space	300 sq ft
First Floor residential	715 sq ft
Basement	200 sq ft



POTENTIAL USE:

Adjacent to many national retailers this is a prime retail location for anyone actively looking for Petersfield. The property suits shop, pun, care and similar uses, and will appeal to investor buyers and end users, but does require extensive repair and refurbishment, accordingly reflected in the guide price.



VIEWING:

Internal inspection is **strictly accompanied viewing**, and parties wishing to view do so at their own risk. The property is not in habitable condition, dark, unlit and there is dry rot and dampness. No warrantee as to survey or condition is offered. The grounds can be viewed externally without appointment

RATING:

Last rated at £10,000 2010 rateable value, but as empty and listed, empty rates are not normally payable on listed buildings

FURTHER INFORMATION:

The Market Inn is "*sold as seen*" All documents provided are FOC but without warrantee but very little additional information is available on this property -

Contact the selling agent – ask for Charles Chatterji

METHOD OF SALE:

- The property is offered for immediate sale by private treaty
- Sold as seen and with vacant possession and with all fixtures and fittings as remain as the date of exchange
- Offers which are not subject to contract only are unlikely to be considered, and preference in terms of weighting the offer will be given to those who have demonstrated an ability to proceed quickly to both exchange and complete the purchase
- Proof of funding and the ability to exchange contracts without recourse to funding valuation is an advantage
- Note The property is not trading and has no current licence to sell alcohol, the building requires extensive repair and refurbishment, and no warrantee whatsoever is offered by the agent or the vendor who is selling as mortgagee in possession
- Offers to be made in writing, but may be sent by fax or E mail or letter to the agents address/E mail
- If terms are agreed the vendor will expect the buyer to be in a position to exchange a contract within 10 working days and complete not exceeding 15 working days thereafter



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