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HYTHE, SOUTHAMPTON

FREEHOLD PUB FOR SALE

FREE OF TIE, DETACHED BUILDING, LARGE REAR PUB GARDEN, HUGE POTENTIAL



THE MALT

43 – 45 SOUTH STREET, HYTHE, SOUTHAMPTON, SO45 6EA

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

LOCATION & DESCRIPTION

Hythe is a waterside town on Southampton's west side, situated between Southampton Water and the New Forest National Park, and home to retailers such as Waitrose, Boots, Superdrug, Hays Travel, Costa Coffee, Martins, Post Office and Lloyds and HSBC Banks. The renowned Hythe Marina Village with its housing, marina and leisure facilities is within half a mile.

Hythe Ferry terminal is also close to the premises, connecting the town to Southampton City Centre, via Hythe's Victorian Pier, home of the world's oldest pier train, which connects to the ferry, sailing back and forth every half hour across Southampton Water.

The Malt & Hops Inn, now normally abbreviated to The Malt, is a detached period pub building dating to the mid 1930's and featuring two bars, living accommodation on the first floor, car parking to the front and a substantial and very attractive, tree lined, rear pub garden. There is also a large detached garage building to the front.

The property is not listed, but it is situated within a Conservation Area. There is a right of way on the front forecourt for the right hand (facing) neighbouring house to pass over the property to access their front door and to stop for the purposes of loading and unloading.



The pub operates as a traditional free house, two-bar pub, with wooden planked floors throughout with an open log fire. The rear bar focuses on sport & games, with a large TV, darts and pool table and the pub holds regular darts and pool league matches. Live Music events and Karaoke are on offer most Friday nights, and throughout spring and summer live music events are featured on the outside stage in the rear garden.

On the first floor is living accommodation comprising a living room, kitchen, 2 bedrooms and bathroom, all the rooms being of generous proportions.



RATES RV £5,800

EPC: C - 52

TERMS

The freehold is for sale, with vacant possession or with the existing tenant in situ, at a price of **£395,000** + VAT, although while the tenant trades, the property may be sold as a TOGC, to assist with the VAT position.

The pub is currently let on a short term lease Outside the Act, and continues to trade. It may be available to let on a new longer lease, at a rent to be agreed, exclusive of rates and insurance.

In our opinion the property offers considerable opportunity for development as a pub or as a restaurant. Alternatively it may well have potential for redevelopment of the site, possibly for residential use, although interested parties are encouraged to make their own enquiries of New Forest District Council. A sale that is subject to planning, however, would NOT be of interest to our client.

VIEWING

All viewings and further information strictly by appointment through the sole agents -

Osmond Brookes 023 8000 2020

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NO DIRECT APPROACHES TO THE PUB OR ITS STAFF PLEASE