



HAMPSHIRE VILLAGE INN, PUB & RESTAURANT OF IMMENSE CHARACTER & CHARM, 4 LETTING BEDROOMS, LOVELY GARDENS & TERRACE, AFFLUENT LOCATION, SERIOUS POTENTIAL FOR GROWTH

The Cricketers Inn, Forge Road, Kingsley, Bordon, Hampshire, GU35 9ND

OFFERS OVER £500,000
FREEHOLD



LOCATION

Prominent frontage in the village of Kingsley located 3 miles north of Gordon, 9 miles south of Farnham in Hampshire.

VIEWING ARRANGEMENTS

Strictly by appointment only via Davey Co, email sales@daveyco.com, call 0333 200 8788 or via the web at daveyco.com.

NOTTINGHAM | OXFORD | LEEDS

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TOP 50 GASTROPUBS



THE BUSINESS

Representing great value this characterful inn, pub & restaurant occupies a prominent site in the highly regarded village of Kingsley. The existing trade offers outstanding potential for significant growth given the specifics of the trading facilities and demography of the location. Additional land may be available subject separate negotiation.

THE PREMISES & TRADING FACILITIES

Oozing a wealth of character and charm the trading areas comprise a heavily beamed lounge bar with working fireplaces, dedicated dining facility, opening onto the gardens and outside seating terrace with a marquee pitch. The first floor accommodation offers 4 letting bedrooms. A well equipped commercial catering kitchen and excellent ancillary areas.

TRADING INFORMATION

We are advised the business currently produces net annual sales in the order of £200,000 excluding VAT. The current trade in no way reflects the true trading potential of this site. Accounts will be made available to genuinely interested parties who have viewed the business.

TRADE FIXTURES & FITTINGS

We are advised the fixtures and fittings are substantially free of loan, hire purchase and lease agreements.

TENURE

Freehold.

VAT

All matters relating to VAT are reserved and VAT is payable if and where appropriate at the standard rate.

GUIDE PRICE

Offers over £500,000 are sought for the freehold premises, the goodwill of the business and trade fixtures and fittings. Stock to be purchased separately at valuation.

REFUNDABLE DEPOSITS

Our policy is for the buyer to lodge a preliminary, fully refundable deposit as an act of good faith, commitment and ability to proceed. In the unlikely event of the sale not proceeding to exchange of contracts for any reason we will refund the deposit on request.

MONEY LAUNDERING

As with all business agents, Davey Co is subject to the Money Laundering Regulations 2007. This means that we have to obtain and hold identification and proof of address for all buyers.



These particulars are drafted for guide purposes only and cannot be relied upon for their accuracy. Our clients have provided the trading information given.