



The Iron Bull Roadhouse

Water End, Old Basing, Basingstoke, RG24 7BB

Freehold public house with first floor accommodation

2,279 sq ft

(211.73 sq m)

- Prominent position on A30, London Road
- Potential redevelopment opportunity (subject to planning)
- Associated car park
- External shed outbuilding and rear garden area
- Vacant Possession will be provided
- Site area approx 0.277 acres

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Summary

Available Size	2,279 sq ft
Price	Offers in the region of £395,000
Rates Payable	£3,992 per annum We have been informed that the property qualifies for Rural Relief. However, all applicants are to undertake their own due diligence into any of their Business Rates queries.
Rateable Value	£8,000
EPC Rating	D (76)

Description

The property comprises of a Public House with a Ground Floor Bar and seating area, a kitchen and 3 toilets, one of which being a disabled toilet. Adjacent to this area, there is an external undercover seating area, and a garden area, which is next to a car park located on the right hand side of the site. On the left hand of the site, there is a further car parking area. In total, there are approximately 25 car parking spaces. On the First Floor, there is accommodation, which is accessed internally from the Ground Floor. There is also a Fire Exit external staircase leading from the accommodation. To the rear of the site, there is an external shed outbuilding currently used for storage and a shipping container is stored on-site too. To the rear, there is also a small garden area.

Location

The property is located in a prominent position on the A30, London Road in Old Basing, which is 4.3 miles from Basingstoke Town Centre and is located 2 miles from J6 M3.

Accommodation

The accommodation comprises the following areas:

Rooms	sq ft	sq m
Ground - Public House	1,070	99.41
1st - Accommodation	786	73.02
Ground - External Shed Outbuilding	356	33.07
Ground - Cellar	67	6.22
Total	2,279	211.72

Terms

Freehold for sale. We understand that there is a Tenancy at Will in place and documentation on this can be provided upon request. Vacant Possession will be provided. Title Register Number is HP492509.

Anti Money Laundering

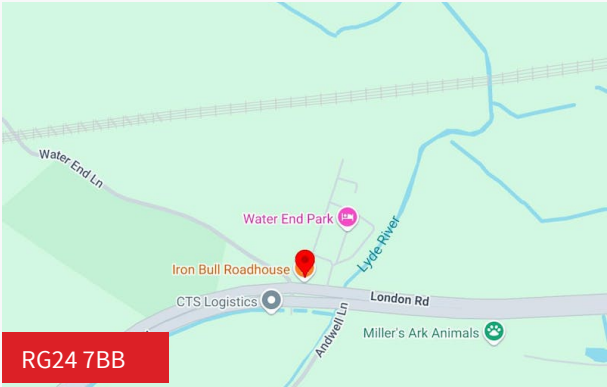
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers where legislation requires us to do so.

Legal Costs

Each party is responsible for their own legal and professional costs associated with the sale.

Planning

All applicants are advised to undertake their own due diligence for any planning questions relating to the subject property.



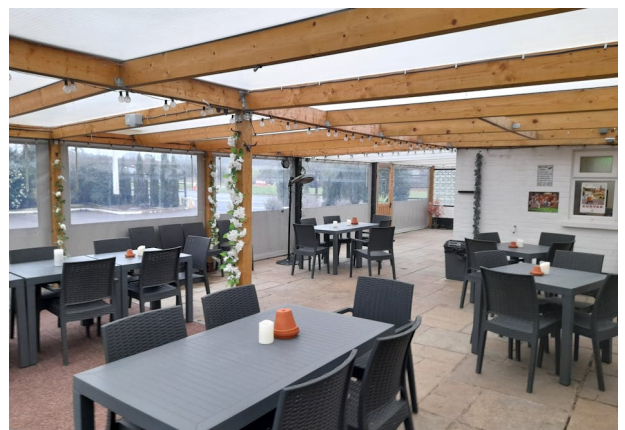
Viewing & Further Information

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

Edward Rees
01256 462222 | 07818 451040
erees@curchodandco.com


More properties @ curchodandco.com

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H.M. LAND REGISTRY		TITLE NUMBER HP492509	
ORDNANCE SURVEY PLAN REFERENCE	SU 6953		
COUNTY HAMPSHIRE	DISTRICT BASINGSTOKE & DEANE	Scale 1/2500 © Crown Copyright	

