



File Ref: S-817193

# Kings Head

Market Street, Alton, Hampshire GU34 1HA



Pubs

Tenure

**Freehold**

Price


**Offers Invited + VAT**

- Town centre location
- Grade II Listed
- Outbuildings and garden
- Potential for alternative use (STPP)
- Site area 670m<sup>2</sup> (0.17 acres)



**Nick Earee**

**Divisional Director**

 01273 429500

 [nick.earee@fleurets.com](mailto:nick.earee@fleurets.com)

SOLE SELLING RIGHTS

**Fleurets**   
Leisure Property Specialists

# Kings Head

Market Street, Alton, Hampshire GU34 1HA



Google © Copyright (2020). All rights reserved.

## Location

The Kings Head occupies a prominent site on Market Street, which is approximately 100m from the High Street and opposite the Market Square. There is rear access via steps from the pub garden to one of the town's car parks directly behind the site.

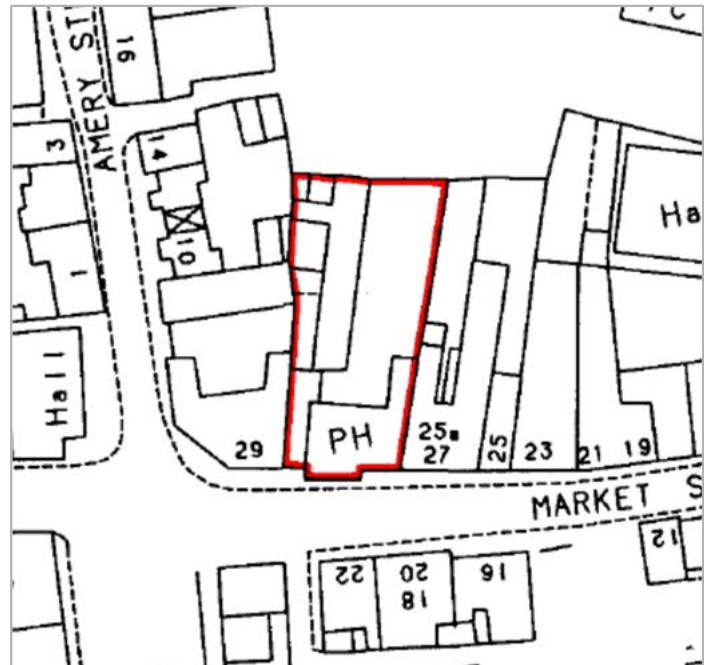
Alton is an affluent, desirable and historic market town, located across a valley at the source of the River Wey and is well known for its regular Tuesday market. It is also home to the start of the Watercress Steam Railway. Alton is approximately 12 miles south of Basingstoke, 9 miles west of Farnham, 18 miles east of the cathedral city of Winchester.

## Description

Grade II Listed end of terrace two storey brick built property with painted elevations and various pitched tiled roofs. Two large single storey brick built outbuildings with pitched slate roofs. Customer garden and hard standing for parking.

## Viewing

Strictly by appointment only through Fleurets south office on 01273 429 500. Please note, the property has ceased trading and is closed.



Ordnance Survey © Crown Copyright (2020) All rights reserved. Licence number 1000047722.

**Please note**, the property requires substantial investment. Internal photos are available on request.





## Trade

No trade is warranted or sold.

## Accommodation

### Ground floor

Lounge bar brick fireplace.

Bar serveries - solid wood counters and fascia, backbar fittings.

Public bar with brick fireplace.

Ladies and gents W.C's.

Kitchen.

### First floor

Internal access to private accommodation comprising lounge, four double bedrooms, family bathroom and kitchen.

### Basement

Draught beer cellar.

### External

Semi-detached barn (no.1) - brick built with pitched slate roof and store room off to one end.

Semi-detached barn (no.2) - vacant and brick built with pitched slate roof, disused 'L' shaped building.

Lawned area - on two sides with paved walkway, access to pay and display car park to rear.

Patio area

Smoking shelter - wood framed with plastic corrugated

cover.

Parking space to side.

## Tenure

Freehold with vacant possession on completion.

## Licence

A premises licence prevails, the main licensable activities being sale by retail of alcohol for consumption on and off the premises:

Monday - Sunday 10:00am - 01:00am

## Business Rates & Council Tax

The property is in an area administered by East Hampshire Council. The 2017 Rateable Value has been assessed at £27,500. The domestic accommodation is within Band A for council tax purposes.

## Planning

We have made enquiries with the local authority and can confirm the property is Grade II listed and lies within the Alton Conservation Area. For further information please contact the local authority.

## Services

We are informed that the premises benefit from all mains services.

## EPC

The property has an EPC rating of D.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

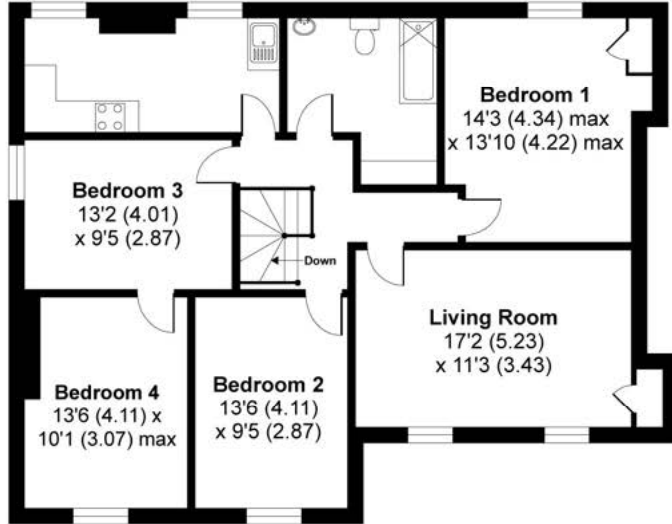
## Kings Head, 28 Market Street, Alton, GU34 1HA

Approximate Area = 2793 sq ft / 259.5 sq m (includes garage)

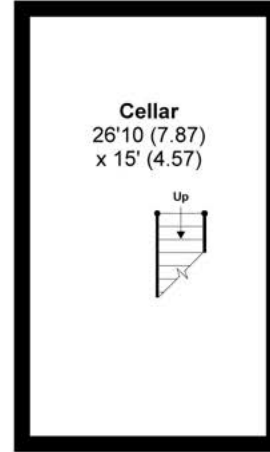
Outbuilding = 542 sq ft / 50.4 sq m

Total = 3335 sq ft / 309.8 sq m

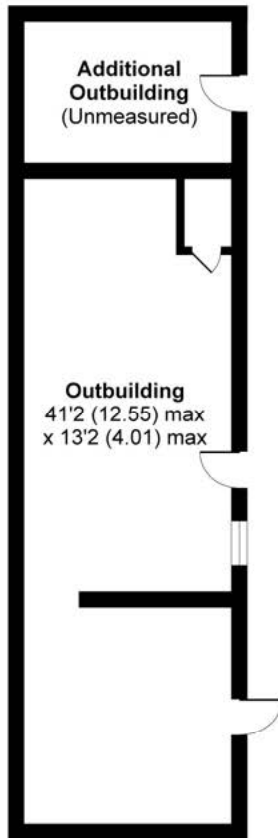
For identification only - Not to scale



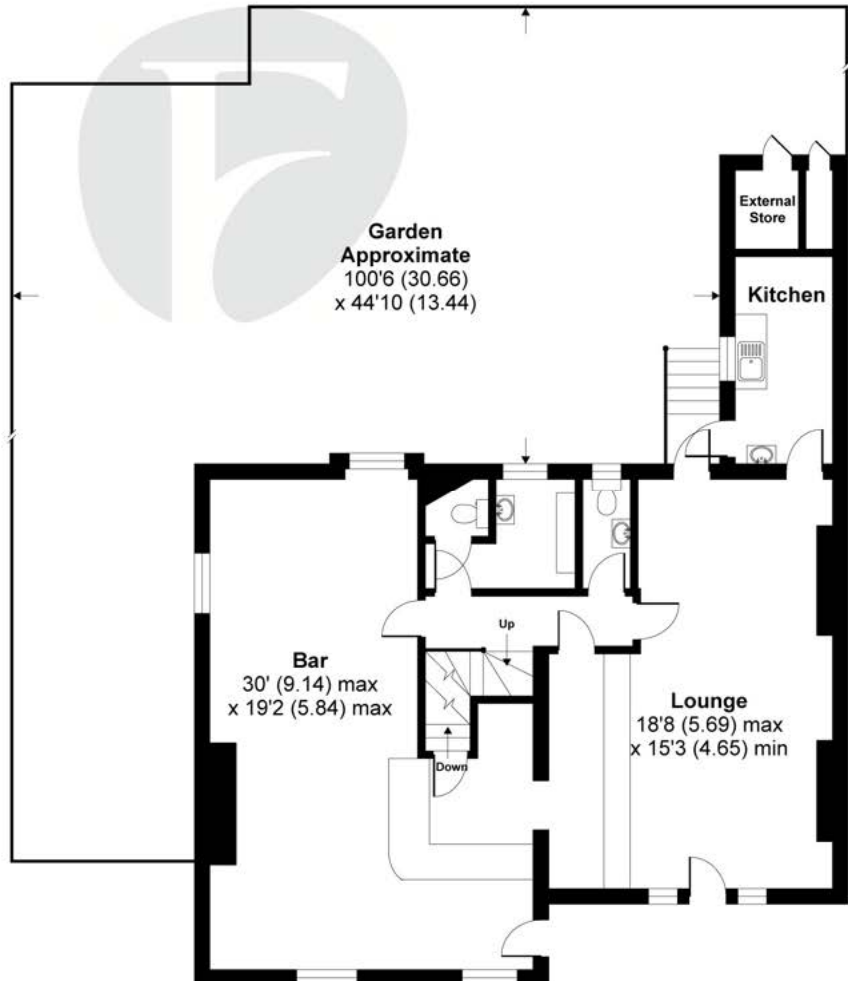
FIRST FLOOR 1129 SQFT



LOWER GROUND FLOOR 401 SQFT



OUTBUILDING 542 SQFT



GROUND FLOOR 1263 SQFT

## Our Services

- u Agency - Buying & Selling
- u Expert Witness
- u Investment
- u Landlord & Tenant - Rent Reviews
- u Market Intelligence
- u Valuations
- u Taxation, CPO, Consultancy & Litigation
- u Planning Viability Reports

**Fleurets**<sup>F</sup>  
Leisure Property Specialists



Important notice: Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

© Copyright - Fleurets Ltd. 2020 London. 'All rights reserved'

## Our Regions



### London

☎ 020 7280 4700

✉ [london@fleurets.com](mailto:london@fleurets.com)



### Midlands

☎ 0121 236 5252

✉ [birmingham@fleurets.com](mailto:birmingham@fleurets.com)



### North West

☎ 0161 683 5445

✉ [manchester@fleurets.com](mailto:manchester@fleurets.com)



### North

☎ 0113 234 0304

✉ [leeds@fleurets.com](mailto:leeds@fleurets.com)



### West & South Wales

☎ 0117 923 8090

✉ [bristol@fleurets.com](mailto:bristol@fleurets.com)



### South

☎ 01273 429500

✉ [brighton@fleurets.com](mailto:brighton@fleurets.com)



### East

☎ 01223 402600

✉ [cambridge@fleurets.com](mailto:cambridge@fleurets.com)



### Scotland

☎ 020 7280 4700

✉ [scotland@fleurets.com](mailto:scotland@fleurets.com)