

# THE BOATHOUSE MILL STREAM APPROACH

Salisbury, Wiltshire SP1 3TA



## Key Highlights

- Traditional public house in picturesque location
- 1 bedroom manager's accommodation
- Trading terrace overlooking river with 100 covers
- Total GIA of 4,346 sq ft (403.81 sqm)
- Ground (56) and first floor (38) trading areas

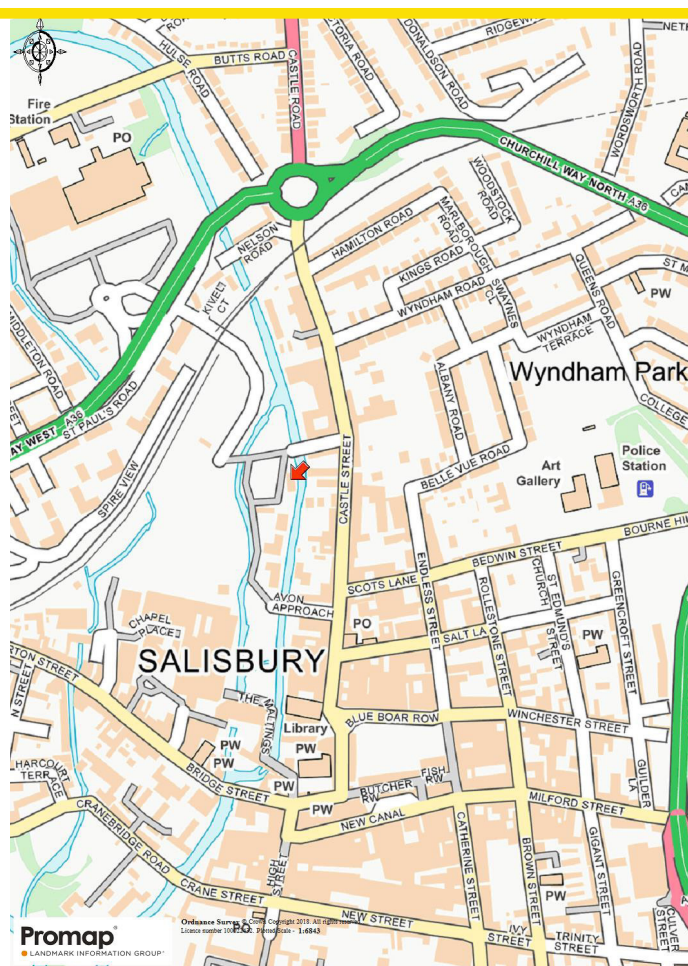
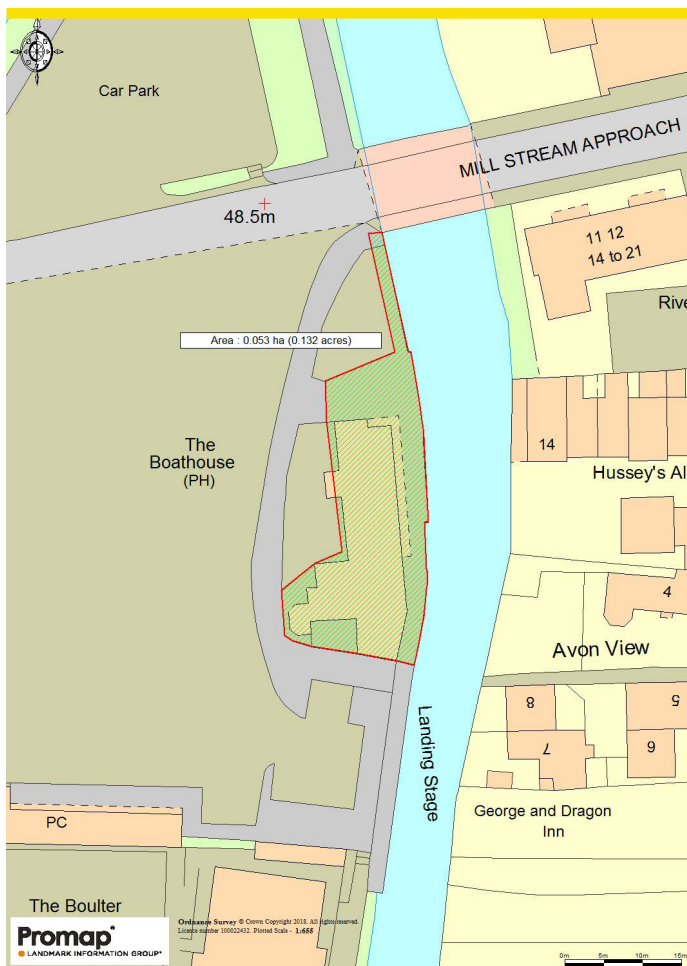
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SAVILLS SOUTHAMPTON  
2 Charlotte Place  
Southampton SO14 0TB

**+ 44 (0) 2380 713 900**

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## Location

The Boathouse is located 0.5 miles from the city centre of Salisbury, in Wiltshire. Salisbury has a population of 40,302 (2011 census). The mainline railway station provides links to Basingstoke and London Waterloo in 35 minutes and 90 minutes respectively. Salisbury is located approximately 19 miles (29 km) south west of Andover, 23 miles (37 km) north west of Southampton, and 23 miles (37 km) north east of Blandford Forum.

The public house is prominently situated adjacent the river on Mill Stream Approach. The A36 is approximately 0.5 miles (1 km) to the north and provides direct access to Southampton and Bath in approximately 40 minutes and 70 minutes respectively.

## Property

The Boathouse is a detached property arranged over ground and first floors. The building is of rendered brick construction. The roof is pitched with clay tiles. To the south of the site is a single storey extension of the same construction with a flat roof. By the main entrance is a paved area providing approximately 20 covers over benches. To the north of the site is another paved garden area providing 62 covers. Along the river is a further paved seating area with 38 covers and views across the river.

## Internal Description

Internally, the ground floor provides an open plan trading area. To one side is a bar servery. In total there are approximately 56 covers. Ladies' and gentlemen's WC's, the cellar and an office are accessed via the main bar area.

At first floor level, there is a further trading area providing 38 covers. There is also a fully fitted trade kitchen, storage and a shared WC.

Access to the residential element is external to the south of the property. The accommodation contains a bedroom, living room, kitchen and WC.

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## Accommodation

The following are approximate GIAs:

	FLOOR	SQ FT	SQ M
Pub	Ground	2,159	200.62
	First	1,794	166.68
Residential	Ground	182.58	36.51
<b>Total</b>		<b>4,346</b>	<b>403.81</b>

## Premises Licence & Opening Hours

We understand a Premises Licence has been granted that permits sale of alcohol Monday - Thursday 11:00 - 23:00, Friday & Saturday 11:00 - 00:00 and Sunday 12:00 - 23:00. Permitted opening hours are Monday - Thursday 11:00 - 23:30, Friday & Saturday 11:00 - 00:30 and Sunday 12:00 - 23:30.

## Fixtures & Fittings

We understand that all remaining trade fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

## Tenure & Price

The property is held by way of a 125 year lease from 25 May 1983. The ground rent is £5,250 per annum.

Long leasehold guide price of £275,000. The property will be sold with vacant possession. VAT will be applicable at the going rate.

## Rating

The subject property is listed in the 2017 Rating List with a Rateable Value of £18,000. The National Multiplier for England and Wales for 2018/19 is £0.493.

## Planning

We understand the premises benefits from an A4 Use Class. We understand the property is not listed but is located within Salisbury Conservation Area.

## Energy Performance

The property has a C-69 rating.

## Viewing

For a formal viewing, strictly by appointment with Savills.



## Contact

**James Greenlees**  
+44 (0) 2380 713 986  
jgreenlees@savills.com

**Kevin Marsh**  
+44 (0) 2380 713 952  
kmarsh@savills.com

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