

## PUBLIC HOUSE & RESTAURANT



## THE HARE & HOUNDS, CHARLTON DOWN, ANDOVER, SP11 0JA

- 351.5 m<sup>2</sup> [3,784 ft<sup>2</sup>]
- 0.4 Hectare [1 Acre] Site
- Freehold Public House & Restaurant [Circa 60 Covers]
- Trade Patio & Garden [Circa 50 Covers]
- Accessible, Female & Male WCs
- Outside Store
- Large Car Park
- 4 Bedroomed Living Accommodation
- Mobile Home
- Paddock with Barn & Stables

**FREEHOLD FOR SALE**

**Stratfords  
Commercial**  
Chartered Surveyors

1-5 London Street · Andover · SP10 2NU

**01264 351622**

[www.stratfords-commercial.co.uk](http://www.stratfords-commercial.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

C66 - valid until 06/12/2028.

## TERMS

Offers invited in the region of £600,000.  
VAT is not currently charged.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By appointment please with the sole agents

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## LOCATION

The premises are located at the junction of Mays Down Lane & Hungerford Lane in Charlton Down, a small hamlet about 2 miles north of the village of Charlton and 3.5 miles north of Andover town centre.

The Andover area currently has a population in the region of 52,000 people and is scheduled to grow further over the next few years.

The town is the home of the Administrative Headquarters of the British Army's Land Forces and many well known Companies are located in the Andover area including Euronics, Simplyhealth, Le Creuset, Lloyds Banking Group, Ocado, Petty Wood, Stannah Lifts and Twinings to name but a few.

## TRANSPORT LINKS

Andover has good road links to: London, the M25 and Heathrow & Gatwick Airports by the A303 dual-carriageway and M3; the West Country again by the A303; the major South Coast Ports of Southampton and Portsmouth together with Southampton Airport by the A303/A34/M3; and, the Midlands and the North by the A303/A34/M40.

Andover also has a mainline railway station on the London, Waterloo - Exeter line with a journey time to London of about 70 minutes.

## DESCRIPTION

Public house & restaurant [circa 60 covers] with trade patio & garden [circa 50 covers], accessible, female & male WCs, outside store, large car park, 4 bedrooled living accommodation, mobile home, and paddock with barn & stables all on a site of 0.4 hectares [1 acre].

## SERVICES

Mains Electricity & Water. Septic Tank. LPG Heating.

## ACCOMMODATION

	m <sup>2</sup>	[ft <sup>2</sup> ]
<b>GROUND FLOOR</b>		
Bar & Restaurant	100.2	[1,079]
Store	0.3	[3]
Kitchen	19.3	[208]
Prep Room	13.0	[140]
Store	0.8	[9]
Storeroom	17.1	[184]
Cellar	9.6	[103]
Accessible, Female & Male WCs		
Outside Store	17.9	[193]
<b>TOTAL GROUND FLOOR</b>	<b>178.2</b>	<b>[1,919]</b>
<b>FIRST FLOOR</b>		
Lounge	12.6	[136]
Bedroom 1 & Ensuite	20.1	[216]
Bedroom 2	18.9	[203]
Bedroom 3	13.2	[142]
Bedroom 4	10.1	[109]
Bathroom	5.1	[55]
<b>TOTAL FIRST FLOOR</b>	<b>80.0</b>	<b>[861]</b>
<b>OUTBUILDINGS</b>		
Mobile Home	34.0	[366]
Barn	20.8	[224]
Stables	38.5	[414]
<b>TOTAL OUTBUILDINGS</b>	<b>93.3</b>	<b>[1,004]</b>
<b>TOTAL</b>	<b>351.5</b>	<b>[3,784]</b>

Approximate net internal measurements In accordance with the RICS Code of Measuring Practice 6th Edition.

## RATING ASSESSMENT

Rateable Value from 01/04/2026 £30,000.00  
Business Rates Payable 2026/27 £9,996.00  
Billing Authority Reference 02220282010001  
Billing Authority Test Valley Borough Council

The figures have been obtained from www.voa.gov.uk. They are provided as a guide only and interested parties should check the exact liability with the Billing Authority.



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