JUNCTION INN
Priory Road, St Denys, Southampton, Hampshire, SO17 2JZ

Key Highlights
• Freehold Public House - £400,000
• Popular community public house
• Large trading area
• Good sized 2/3 bedroom private accommodation
• Large beer garden
• Total site area of 0.28 acres (0.113 Ha)
Location
The Junction Inn is located in Southampton, one of the largest cities in the South of England. The property is located in St Denys area of the city, a mainly residential suburb, approximately 2.3 miles from the city centre. In addition to good road communications to Southampton Airport and the M3 and M27 motorways, St Denys has a train station providing local services to the surrounding area.

Property
The Junction Inn is a detached property on a corner plot. The building is arranged over ground and first floor levels. The building is of rendered brick construction under a slate hipped roof, part of which is concealed with parapet wall. A large beer garden, outside stores and garage are located to the side and rear of the plot.

Internal Description
The pub has a large trading area which is part carpeted part timber. It is served by a single central bar with seating for approximately 68 customers. There is a well equipped kitchen located behind the bar which leads into a small pantry. There are two sets of downstairs WC’s. A large beer cellar is located to the left of the pantry access into the garden.

The first floor is accessed from within the pub to the and provides two double bedrooms, kitchen, office, bathroom and separate WC.

External Description
Located to the rear of the property is a beer garden with side access onto Priory Road. The garden seats approximately 100 customers. In addition, there is a children’s play area, smoking shelter, external garage and storage areas. There is also a located in the far left side of the garden.
Premises Licence & Opening Hours
We understand a Premises Licence has been granted that permits various activities, including:
Sale of Alcohol Monday to Thursday and on Sundays from 11:00 - 22:50 and on Fridays and Saturdays from 11:00 - 23:50.

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
Freehold with vacant possession on completion. The asking price is £400,000 (Four Hundred thousand pounds). VAT will be applicable at the going rate on 90% of the purchase price.

The Business
No trade information can be provided or warranted.

Rating
The subject property is listed in the 2017 Rating List with a Rateable Value of £25,000. The National Multiplier for England And Wales for 2019/2020 is £0.526.

Planning
We understand the premises benefits from an A4 Use Class. We understand the property is Grade II listed and is not located within a conservation area.

Energy Performance
The property has a E-104 rating. A copy of the EPC is available upon request.

Viewing
For a formal viewing, strictly by appointment with Savills. Staff are not aware of the sale; no direct approaches are to be made.

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