

lot 33

Rent
£140,000
per annum
exclusive

The Old House Hotel, The Square Wickham, Hampshire PO17 5JG

Prestigious Freehold Hotel Investment

- Beautifully presented award-winning hotel in idyllic Hampshire market town
- Let to The Old House Hotel Limited until 2032
- Approximate site area of 0.13 hectares (0.32 acres)
- Substantial property comprising twelve double bedrooms with en-suite bathrooms including four modern self-contained garden suites and an award-winning restaurant



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Location

Miles: 3 miles north of Fareham
 10 miles north of Portsmouth
 17 miles south east of Winchester
 Roads: A334, A32, M27 (Junction 10)
 Rail: Fareham (direct to London Waterloo)
 Air: Southampton

Situation

The property is situated in a prominent position on the south side of The Square which is at the heart of this historic and picturesque town. The property is surrounded by the Meon Valley countryside and benefits from being within easy reach of the historic cities of Winchester and Portsmouth.

Description

The property, a substantial Grade II Listed hotel dating from 1707, comprises TWELVE DOUBLE BEDROOMS WITH EN-SUITE BATHROOMS, which includes FOUR MODERN SELF-CONTAINED GARDEN SUITES. In addition the property benefits from a BAR and an AWARD-WINNING RESTAURANT where you can dine in a private dining room, garden room/conservatory and a smaller intimate restaurant.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Dining Rooms, Bar, Kitchen and Ancillary	291.71 sq m (3,140 sq ft)	THE OLD HOUSE HOTEL LIMITED (with guarantee) (1)(2)(3)	25 years from 11/06/2007 until 10/06/2032 on a full repairing and insuring lease	£140,000	11/06/2012 and 5 yearly
First	6 Bedrooms with En-suite Bathrooms	184.41 sq m (1,985 sq ft)				
Second	3 Bedrooms and En-suite Bathrooms	88.26 sq m (950 sq ft)				
Garden Suites	4 Bedrooms and En-suite Bathrooms	123.56 sq m (1,330 sq ft)				
Totals		687.94 sq m (7,405 sq ft)			£140,000	

- (1) Under the established owner, The Old House Hotel's reputation has grown to become renowned for both its tranquil setting and fine dining. The hotel has been sympathetically redecorated to reflect its character and charm and offers stylish facilities that have led it to be awarded three AA Stars and a Double AA Rosette for its restaurant. For further information please refer to www.oldhousehotel.co.uk
- (2) The terms of the lease are guaranteed by Richard Guess and John Guess for 2 years from completion of the sale. Richard Guess is a director of Rowley's Restaurants Ltd and is an established restaurateur who also runs 'Rowley's' based in St James's, London and established over 40 years ago. Rowley's is the sister restaurant of The Old House Hotel. Please go to www.rowleys.co.uk
- (3) The Profit & Loss Accounts for the year ending 31st December 2009 for Old House Hotel Limited are available for inspection from the Auctioneers.

For further details please contact:

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