

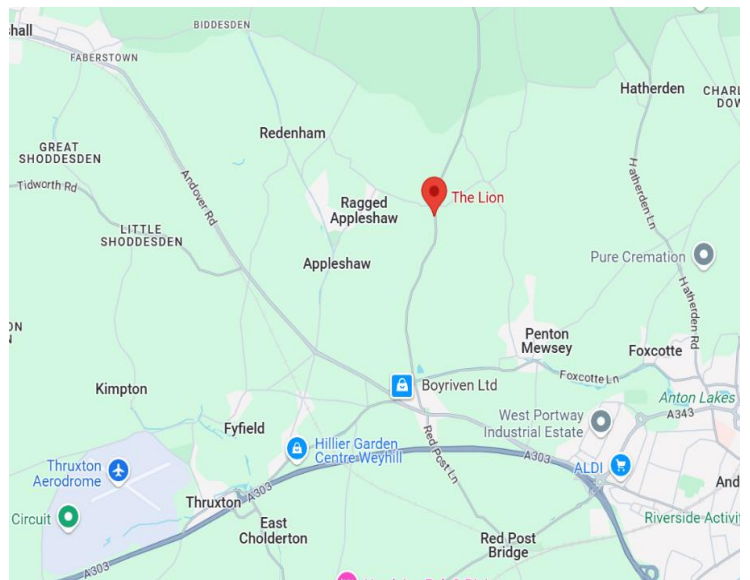


## The Lion, Clanville, Andover, Hampshire SP11 9HN

### Summary

- Substantial freehold
- Character Pub and Restaurant in Rural Location
- Modern Comfortable Conference Facilities for up to 100 People
- Great potential to develop business
- Planning permission for 10 Hotel Rooms
- Extensive Grounds and Car Parking

Freehold offers invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

Paul Tallentyre  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

Connie Start  
0207 299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

**Location**

Clanville is a small village situated in the North Downs Area of Outstanding Natural Beauty. It is approximately 5 miles north east of Andover in a rural location.

For a better understanding of the location please review [Google Street View](#)

**Description**

An attractive character pub which has been completely refurbished and renovated, creating bar and dining. There is also event space to the rear of the property and substantial outside area.



Our client has achieved planning permission for 10 hotel room and has commenced works laying foundation.

Comprising several trading areas, customers enter the pub from the car park which benefits from a central open fire and bar servery.



A 40-seat dining room has been created from an old barn and is in keeping with the traditional pub with its low beam ceilings.

The conference room can be divided into two separate rooms and can cater for up to 100 people. It benefits from its own bar servery and customer toilets.

To the rear is an extensive trade kitchen with separate walking fridge, dry store area and purpose-built storage basement. To the rear is a double garage.

The property benefits from two double bedrooms, a domestic kitchen, lounge, bathroom and office to the rear (which could be used as a further bedroom).

The pub has extensive grounds with large trade patio adjacent to the conservatory and conference room as well as a gravel car park that can accommodate up to 90 vehicles. In addition there is a small paddock to the western edge of the car park.

**Tenure / Terms**

Our client wishes to create a new FREE OF TIE lease, with Full Repairing and Insuring liability for a term to be agreed. Rental offers are invited. Turnover figures will be provided to seriously interested parties after a discrete viewing.

**Planning**

The premises benefit's from Sui Generis use.

**Licensing**

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Monday to Sunday	12:00pm to 11:00pm
------------------	--------------------

There is a general extension for sale of alcohol until 12.30pm for wedding receptions and parties.

**Fixtures & Fittings**

All fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation). The ingoing tenant will be required to acquire the current tenant's fixtures and fittings from the tenant.

**Rateable Value**

The current rateable value is £17,500.

**EPC**

An EPC has been commission and can be provided upon request.

**Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

**Viewings**

All viewings should be arranged through the sole agents, Davis Coffey Lyons.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.