



ROSE IN JUNE, SELSMORE ROAD, HAYLING ISLAND, PO11 9LB



CODE OF PRACTICE

Hughes Ellard supports the aims and objectives of The Code for Leasing Business Premises in England & Wales 2007 and strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

ASBESTOS REGULATIONS

Under the Control of Asbestos at Work Regulations 2006 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property. The detection of asbestos and asbestos related compounds is beyond the scope of Hughes Ellard's expertise and accordingly:

- 1) Hughes Ellard makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- 2) Hughes Ellard strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

MISREPRESENTATION ACT 1967

Hughes Ellard for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hughes Ellard has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

REF: 0109AG

HEAD OFFICE
The Malthouse
Cams Hall Estate
Fareham
PO16 8UT

SOUTHAMPTON OFFICE
Enterprise House
Ocean Village
Southampton
SO14 3XB

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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION CONTACT:



FORMER PUBLIC HOUSE

www.hughesellard.com



FORMER PUBLIC HOUSE WITH RESIDENTIAL ACCOMMODATION

FOR SALE/TO LET

461.69 sq m (4,969 sq ft)

- Site of 0.197 hectares (0.486 acres)
- Suitable for a wide variety of uses subject to planning
- 2 private car parks



LOCATION

The Rose In June is located on Selsmore Road bounded by Webb Lane and Mengham Avenue and close to the main district shopping area for Hayling Island.

The A3023 provides access to the A27 South Coast Trunk road in the north which connects to the M27 Motorway network to Southampton and Portsmouth in the west. There is also a ferry service to Portsmouth from Hayling Island's most westerly point.

DESCRIPTION

The public house ceased trading in 2005 and is now securely boarded up.

The property comprises a main detached building of brick construction under a pitched slate roof with more recent single storey extensions.

Adjacent to the public house are the remnants of a Listed Barn which was destroyed by fire during May 2008.

The property benefits from two private car parking areas plus a delivery forecourt and rear beer garden.

The entire property both internally and externally is in need of major refurbishment but does have considerable potential for a variety of uses.

PLANNING

The Rose In June has an A4 (Drinking Establishments) use class which allows a permitted change to A1 (Shops), A2 (Financial and Professional Services) or A3 (Restaurants and Cafes) without the need for planning permission.

The site is also suitable for a variety of community, mixed, medical facilities or similar local services use all subject to planning permission.

Interested parties are urged to discuss any potential uses with The Local Planning Department at Havant Borough Council.

ACCOMMODATION

The property will be measured in accordance with the RICS Code of Measuring Practice 6th Edition with the approximate sizes below taken from plans and may be subject to change.

	sq m	sq ft
Ground Floor Public House with associated facilities	349.05	3,757
First Floor Residential Accommodation	112.64	1,212
Total Approximate G.I.A.	461.69	4,969

TERMS

The sale of the freehold interest with offers invited in the region of £800,000.

Alternatively a new lease is available on terms by negotiation at an initial rental of £75,000 per annum exclusive.

RATEABLE VALUE

We are advised by online enquiry via www.voa.gov.uk on 16 December 2008 that the property has a Rateable Value of £27,500. However, interested parties are advised to confirm the accuracy of this information.

VAT

The price and rent quoted are exclusive of Value Added Tax (VAT). Any interested parties should satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Both parties to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to the successful applicant as soon as is practicable.

VIEWING

Strictly by prior appointment through sole agents.