



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

180 Piccadilly
London
W1J 9HF

020 7495 7500

ATTRACTIVE CHARACTER PUBLIC HOUSE - FREEHOLD FOR SALE



DEANE GATE INN

DEANE
BASINGSTOKE
RG25 3AX

FREEHOLD

OIRO

£300,000 + VAT

- *Attractive character property*
- *Prominent corner roadside location*
- *Situated in affluent hamlet of Deane, 6 miles west of Basingstoke*
- *Large property on 0.73 acre site*

LOCATION

The hamlet of Deane is located 6 miles west of Basingstoke on the busy B3400 which leads to Overton, Whitchurch and Andover.

The Deane Gate Inn occupies a prominent corner roadside location at the junction of the road leading to Steventon.

PROPERTY

The Deane Gate Inn is a two storey detached brick built property under a tiled roof. The property provides the following accommodation:

Ground Floor	Main bar with character features (30 covers) Trade kitchen, office, storage rooms, garage & WC's
First Floor	Private accommodation comprising bathroom & 4 bedrooms (3 with en-suite bathrooms)
Basement	Beer cellar
External	Large beer garden Car park - 20 spaces Overflow car park (opposite side of road)

From our inspection and Promap we estimate that the site and property provide the following areas:

Site area	0.73 acre	2,954 sq m
Ground Floor Trading	939 sq ft	87 sq m
Ground Floor Ancillary	790 sq ft	73 sq m
Basement	253 sq ft	23 sq m
First Floor	783 sq ft	73 sq m
TOTAL AREA	2,766 sq ft	260 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The purchaser will be offered the opportunity to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.



LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value: £17,000

Rates payable 2011/12 £7,361

Interested parties are advised to verify these figures with Basingstoke and Deane Borough Council on 01256 844844.



TERMS

We are instructed to invite unconditional offers in the region of **£300,000** excluding VAT which will be payable.

VIEWING

For further information or an appointment to view contact **Warren Drake** of Drake & Company on **020 7495 7500** or warren@drakeproperty.co.uk.

Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that

- (1)The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2)The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3)The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4)In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

(5)Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.