



**1 THE SQUARE, WICKHAM, PO17 5JN**

**INVESTMENT FOR SALE**

**3,675 SQ FT (341.42 SQ M)**



# Summary

## Attractive Multi-Let Investment Opportunity

Available Size	3,675 sq ft
Price	£795,000
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

- Charming village location
- Located in prominent position
- Attractive listed building
- Multi-let investment
- Total rent passing £66,000 pax
- Price £795,000 subject to existing tenancies



# Location



**1 The Square, Wickham, PO17 5JN**

Wickham is a small desirable village approximately 3 miles north of Fareham and the M27. The village is directly accessed via the A334 Winchester Road and is centred around a large, well-proportioned Market Square which itself is surrounded by historic attractive buildings. The subject property is situated in a prominent position in the south western corner on the Market Square.





# Further Details

## Description

The property comprises a part Grade II\* and part Grade II Listed building dating from the c.16th Century. The buildings are predominantly of masonry construction with some timber frame under a pitched and tiled roof. The property is in three parts, with the main part comprising The Spotted Cow public house and restaurant arranged over ground, first and second floors. The pub and restaurant benefits from a small courtyard garden. Adjoining there is a self-contained ground floor retail unit occupied by Revitalise charity. In addition there is a self-contained office at the first floor level directly above the retail unit and accessed via the pub garden.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Spotted Cow Pub and Restaurant	1,991	184.97	Available
Unit - Revitalise	775	72	Available
Unit - Office	909	84.45	Available
<b>Total</b>	<b>3,675</b>	<b>341.42</b>	

## VAT

The property is not elected for VAT.

## Rateable Value

The Square Cow - £40,000

Retail Shop - £17,000

Office - £14,250

## Anti Money Laundering

Anti-Money Laundering Regulations 2017, Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds.

## Terms

We have been instructed to market the freehold interest at a price of £795,000

## Tenancies

The Square Cow Pub & Restaurant

Let to a private individual for a term of 20 years, for a term expiring 11 June 2038, at a rental of £40,000pax. The lease is subject to 5 yearly upward only rent reviews, with the next due in June 2026.

Retail Shop

Let to Revitalise Charity for a term of 10 years, for a term expiring November 2028, at a rental of £18,000pax without further rent review. The tenant is in the process of assigning their lease to a national charity, further details on request.

Office

Let to a private individual for a term of 6 years expiring 27 March 2031, at a rental of £8,000 pax. The lease is subject to a 3rd year upward only rent review / tenant option to break.





## Enquiries & Viewings



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**Vail  
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