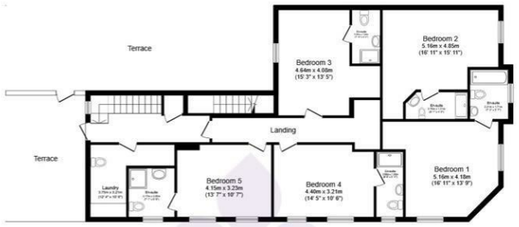


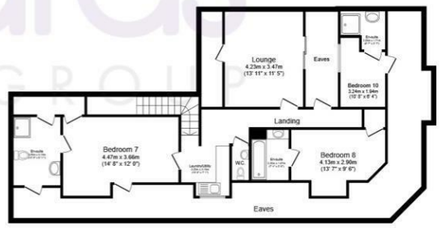
Cellar



First Floor



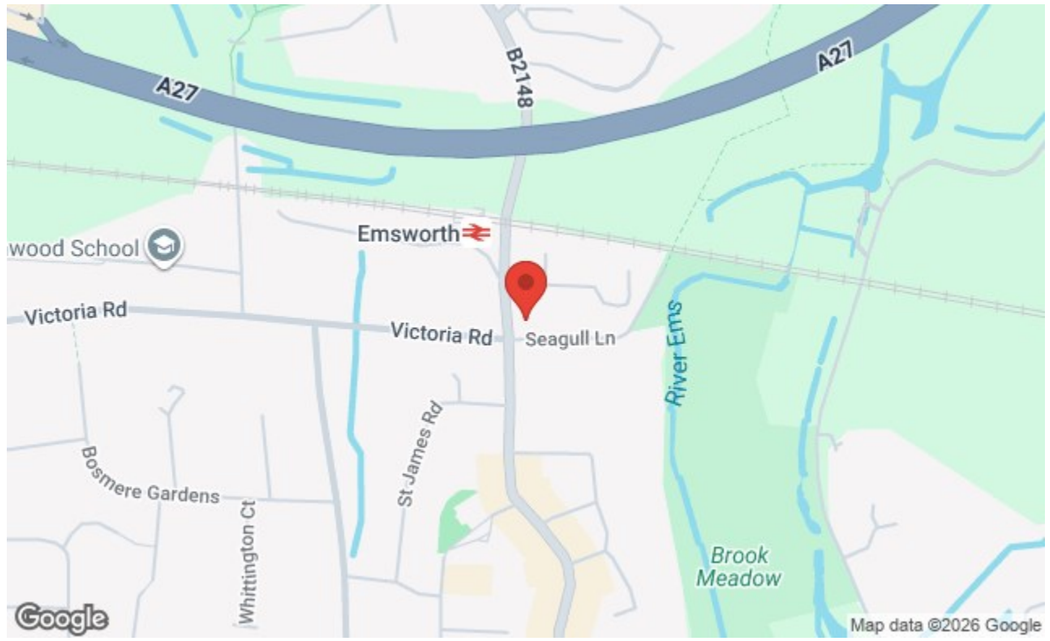
Ground Floor



Second Floor

Total floor area: 446.8 sq.m. (4,809 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Offers In Excess Of £600,000

North Street, Emsworth PO10 7PQ



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HIGHLIGHTS

- SUBSTANTIAL FORMER PUBLIC HOUSE
- APPROXIMATELY 4,800 SQ FT
- PREVIOUSLY APPROVED PLANNING FOR SEVEN FLATS
- EIGHT BEDROOMS
- ELEVEN BATHROOMS
- FIVE DOUBLE EN-SUITE BEDROOMS
- THREE-BEDROOM SECOND-FLOOR APARTMENT
- PLANNING REFERENCE: APP/22/00974
- FURTHER RESIDENTIAL CONVERSION POTENTIAL (STP)
- CONVENIENT LOCATION IN EMSWORTH

** INVESTMENT OPPORTUNITY **

An attractive opportunity to acquire a substantial former public house, currently operating under C1 hotel use, extending to over 4,800 sq ft across three floors, plus a former cellar.

The property comprises five double bedrooms, all with en-suite facilities, and a separate three-bedroom second-floor apartment with three bathrooms, kitchen, cloakroom and living room. The ground floor offers a spacious former bar area, three reception rooms, separate kitchen and ladies' and gentlemen's facilities.

The property benefits from APPROVED PLANNING PERMISSION for seven self-contained flats (Ref: APP/22/00974). Interested parties are advised to verify the planning details with Havant Borough Council. EPC Rating B (43).

Externally, there is a courtyard and a spacious first-floor roof terrace.

Situated in a prime location close to Emsworth town centre, harbour and railway station, the property offers excellent transport links to London, Portsmouth and Chichester. Emsworth is renowned for its picturesque coastal walks, vibrant community, independent shops and excellent selection of pubs, cafés and restaurants.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

ANTI MONEY LAUNDERING HAVANT

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND

MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY

Freehold













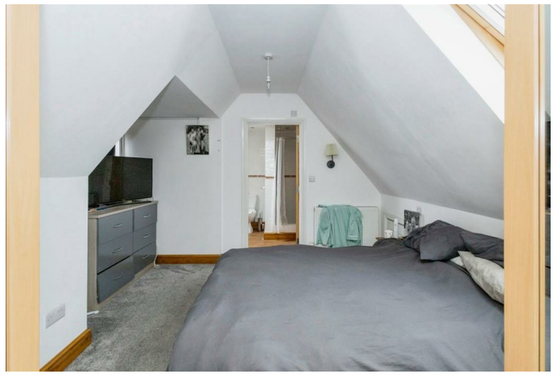





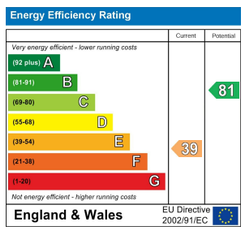

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