

# LORD ARTHUR LEE

100-108 WEST ST · FAREHAM · PO16 0EP

## FREEHOLD

PUBLIC HOUSE IN ATTRACTIVE COASTAL  
MARKET TOWN FOR SALE ON BEHALF OF  
JD WETHERSPON



CBRE

savills



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- **Freehold**
- **Busy location**
- **Prominent position fronting West Street**
- **External trade garden to rear**
- **Potential to develop first floor**
- **Good access provided via A27, M27 and M3 motorways**
- **GIA - 848 Sq M (9,129 Sq Ft)**
- **[Google Street View Link](#)**

## LOCATION

Fareham is a densely populated market town in south east Hampshire, which is situated approximately 8.3 miles west of Portsmouth and 12.9 miles east of Southampton. The area is well served by public transport with Fareham railway station providing regular services to Portsmouth, Southampton, Brighton, Cardiff and London and regular bus services running as far north as Winchester.

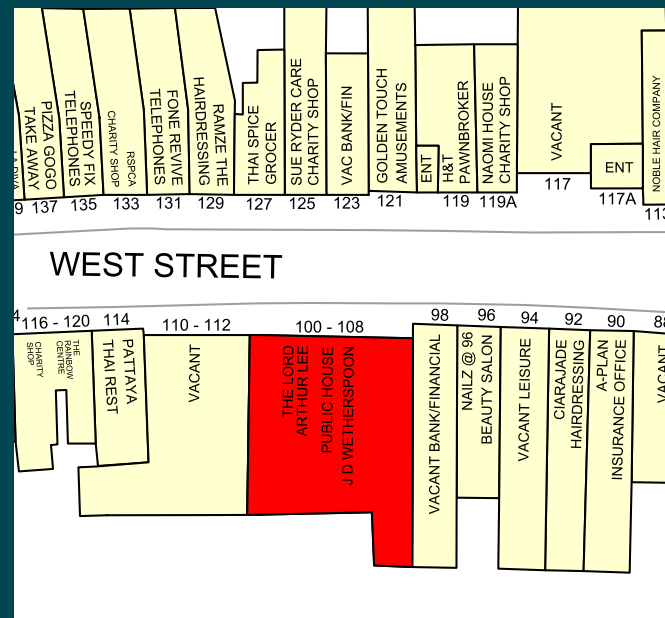
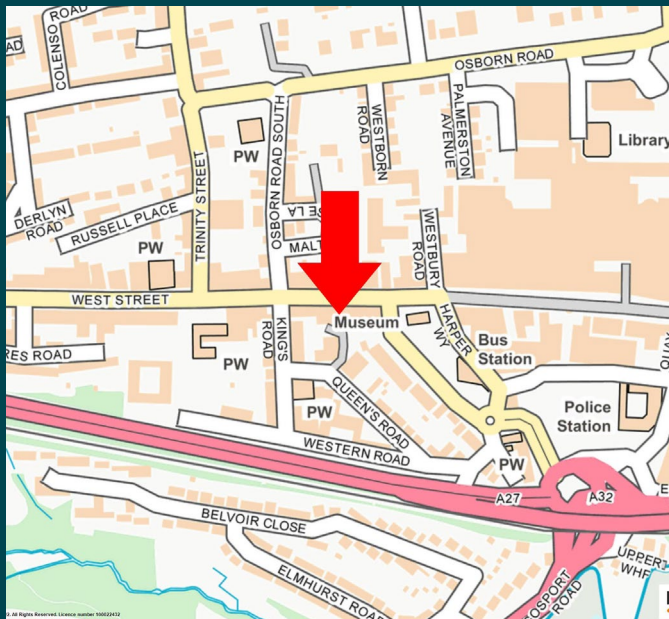
The Lord Arthur Lee occupies a prominent position on West Street, which is easily accessible via the A27 with Fareham train station 0.8 miles to the east. The surrounding area is predominantly commercial with nearby occupiers including McDonalds, Greggs, WH Smith and Nationwide.

## DESCRIPTION & ACCOMMODATION

The Lord Arthur Lee comprises a three storey mid-terraced property of brick construction under a flat roof. To the rear is an external trade garden laid out to provide seating for approximately 39 customers.

Ground Floor: Trading accommodation with a central bar serving and seating arranged across loose tables and chairs. A trade kitchen and cellar are located to the rear of the property.

First Floor: The first floor provides customer WC's, staff room, office, plant room and an extensive undeveloped area currently used as a storage facility.



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## APPROXIMATE FLOOR AREAS

| Floor        | Description           | Sq M       | Sq Ft        |
|--------------|-----------------------|------------|--------------|
| Ground       | Trading/<br>Ancillary | 451        | 4,859        |
| First        | Ancillary             | 397        | 4270         |
| <b>Total</b> |                       | <b>848</b> | <b>9,129</b> |

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Freehold.

## RATEABLE VALUE & EPC

2017 Rateable Value - £102,000

C-89.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.



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## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:  
[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



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