



Bear Grylls, Rope Walk - £150,000

Stanford
Est 2005



1 Bear Grylls, Rope Walk, Hamble, SO31 4HB

£150,000

Stanford Estate Are agents would like to present this beautiful grade 2 listed commercial outlet in the desirable and peaceful location of Hamble. The property is located on the corner of Quay Walk & Rope Walk, the property is surround by residential homes With its fantastic curb appeal the property faces on out into the a public slipway making it very noticeable. Formally a restaurant the property still holds a Class E usage for Restaurant's/bars/coffee house. Outside the property also has its own secluded rear garden for outside dining and a family friendly environment.

Internal Layout stands at three rooms downstairs for, the two smaller rooms are perfect as dining areas with the third larger room again with a seating / tables area, bar and cellar, storage and facilities in the form of toilets. The first floor compromises of again three rooms for dining, staff toilet and shower facilities, and a kitchen. Into the attic there is a further three rooms which can be used as a staff room area for changing rooms, storage and rest bite areas

The tenure up for sale is a 10 year at £150,000
The yearly Rental is £50,000
For further information on this property and its location then please dont hesitate to get in touch,



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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