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THE CAMPANIA INN, HIGH STREET



£535,000.00 Freehold PRICE REDUCTION

A traditional public house with ingrained atmosphere. It has a flourishing bar area casual seating for alfresco eating, also a pool table and darts area. There is a garden beyond for eating out on summer days (child friendly.) There is a large restaurant and two substantial store rooms which could be used for expansion and which offers a large amount of versatility.

There is a three bedroom apartment above with a kitchen, sitting room and bathroom, and a further one bedroom apartment on the second floor.

BAR AREA

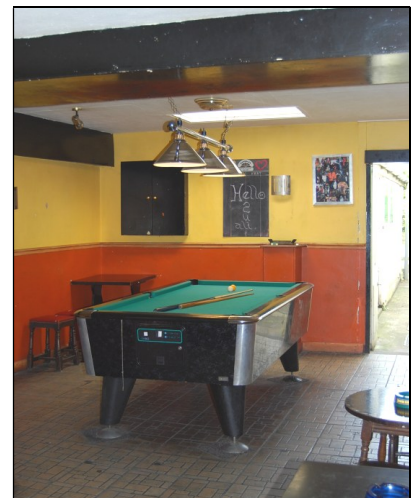
: 37' 5" X 10' 3" (11.41m X 3.15m)



An intriguing and unusual bar consisting of half a boat; giving good serving area and comfortable seating for clients. With the exposed beams, overhead and wall lighting, large stone fireplace and dark wood floor, it really does have an Olde Worlde atmosphere. There are convivial eating areas around the bar in an al fresco manner.

SEATING AREA/
POOL AND DARTS AREA

: 30' 4" X 7' 2" (9.26m X 3.86m)



The bar adjoins a games area for pool and darts etc. In the first section there is fitted seating with space for further tables or games machines. The flooring is Vinolay; there are exposed beams, overhead and wall lighting and central heating radiators.

GARDEN



The garden has space for 6 picnic tables and a covered area suitable for eating. There is also a raised barbeque area.

RESTAURANT : 30' 9" X 11' 6" (9.39m X 3.51m)



There is a more formal dining room which can be configured for family functions.

OFFICE – There is a small office with fitted shelving, overhead light and power points.

LADIES : 12' 4" X 9' 2" (3.77m X 2.82m)



The ladies comprises two W.C's with small casement opening windows, splash back tiling, overhead lighting, two wash hand basins with large mirror, full length mirror, electric hand dryer and central heating radiator.

MENS W.C : 10' 2" X 17' 11" (11.41m X 3.15m)

The Gents comprises three urinals and one separate W.C, there are two wash hand basins with large mirror, splash back tiling and electric hand dryer.

STOCK ROOM 1 : 22' 7" X 6' (6.81m X 1.83m)

STOCK ROOM 2 : 20' 7" X 9' 6" (6.28m X 2.91m)

Stock room 1 houses the connected beer kegs and provides storage for bar snacks and cans etc. The second larger stock room offers further space for kegs and bar stock.

STORE ROOM 1 : 20' 4" X 16' 9" (6.23m X 5.11m)

This is a large space situated beyond the Restaurant. It is currently used for storage but could be converted to a further eating area. It currently has fluorescent strip lighting.

STORE ROOM 2 : 27' 5" X 17' 5" (8.37m X 5.33m)

Again, a very large space currently used for storage. It is situate to the side of the beer garden and could be used as an extension of this, or even a second bar area.

KITCHEN



The kitchen is well equipped with stainless steel appliances. There is a door leading out to the street and a large South facing sash window. There is non-slip flooring and splash back tiling to all work surfaced. There is fluorescent lighting and power points.

Up to the First Floor:

The carpeted stairs lead up to a hallway with overhead light; this hallway gives access to:

SITTING ROOM

This room has a stone surround fireplace, over head light, central heating radiators, power points and French doors out to the rooftops which is a great space and not only offers a good area to sit out, but has a pleasing view.



KITCHEN



The kitchen is practically laid out with windows to the North and South, there are ample fitted units and a stainless steel sink with drainer and mixer tap; there is also space for a table. There is Vinolay flooring, 2 overhead lights, and power points.

BEDROOM 1

Two South facing sash windows, central heating radiator, power points, overhead light, fitted carpet.



BEDROOM 2 & BEDROOM 3

These bedrooms are good sizes, Bedroom 2 has sash windows to the South and Bedroom 3 has a large window facing North. They both have central heating radiators, overhead lights, power points and fitted carpet.

BATHROOM

The bathroom comprises Beige suite of Bath with shower and shower curtain rail, W.C with wooden seat, and wash hand basin, overhead light, splash back tiling, East facing window, fitted carpet.

Back to the hallway, through a door and up to the Second Floor.

KITCHEN

There is a small kitchen with wood effect flooring and a South facing window, there are fitted units and over with 4 cooking rings.

BEDROOM

This is a large bedroom with a good sized North facing window, there is power points, overhead lighting, fitted carpet and fitted wardrobe.

BATHROOM

The bathroom has a small window, suite of W.C and wash hand basin, shower unit, over head light, splash back tiling and fitted mirror.

RATEABLE VALUE:	£181.00
OCCUPIERS RATES:	£631.39
CADASTRE RATE:	£325.80
WATER RATES:	£ 77.83