

BUSINESS FOR SALE

BAR & EATERY



BUSINESS TRANSFER

goadsby

NO.1 SHAFTESBURY STREET
FORDINGBRIDGE, HAMPSHIRE SP6 1JF

SUMMARY >

- SPACIOUS 60+ COVER BAR AND EATERY IN CENTRAL FORDINGBRIDGE
- SUPERBLY FITTED AND EQUIPPED PREMISES
- LARGE OUTSIDE PATIO
- SUCCESSFULLY TRADING SINCE OCTOBER 2025
- ONLY AVAILABLE DUE TO OWNERS ILL HEALTH



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C - 69
EPC Rating

Location

Prominent central Fordingbridge corner location. Situated on high street with passing foot and road traffic. Fordingbridge is an expanding town with new housing developments under construction. Alderholt approx. 2½ miles. Ringwood approx. 6½ miles.

Accommodation

Bar/Restaurant (60+ covers). Bar Area. Open Kitchen. Cloakrooms.

Description

Through front door into **Lobby**. Through door into **Pub/Bar** with laminated wooden floor, wooden tables, upholstered chairs for approximately 60 covers, wall mounted flat screen television, exposed brick walls, dartboard, mirror, wooden bar servery with laminated top, beer pumps (on free loan), glass washer, shelving, stainless steel wash up, coffee machine (on rental agreement), coffee grinder (on rental agreement), shelving, CCTV screen, triple glass fronted chiller display, double glass fronted chiller, upright glass fronted chiller, wooden dresser. **Open Kitchen** with wooden front and top servery counter, non slip floor, pizza oven with extractor, 2 stainless steel tables, chiller counter unit, pizza topping dispenser over, microwave, hot cupboard, griddle, 2 fridges, eye level grill, deep fat fryer, 6 burner gas range with oven under, extensive extraction system above, deep fat fryer, turbo fan oven, double counter chiller, hot cupboard, chiller unit, deep bowl sink unit, shelving, dishwasher, deep bowl sink unit. Door from Pub through into **Lobby**. Door into **Ladies Cloakroom** with part tiled walls, tiled floors, modern stainless steel wash up, electric hand dryer, 2 cubicles with low level WCs, extractor fan. Door into **Gents Cloakroom** with tiled floor, tiled walls, lock up store cupboard, urinal, modern wash hand basin, electric hand dryer, cubicle with low level WC. Door to OUTSIDE To the rear of the property there is a storage area, fenced, gate to side of the property. **Beer Cellar. Lock Up Storage Unit.** Tables and chairs for approximately 60 covers. Shed.

Trading & Business

The business is successfully trading as a bar/eatery and is only being made available by the current operator as he cannot continue operating the business due to ill health. It is felt that there is huge potential to develop the business further, utilising the excellent kitchen and garden facilities.

Licences/Permissions

We are informed that the property holds a Premises Licence granted by New Forest District Council. The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

Rateable Value

£20,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 5 year lease from 2025, with 5 year rent reviews, at a current rent of £24,000 per annum, exclusive. Further information can be made available to genuinely interested purchasers.

Price

£25,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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