

BUSINESS FOR SALE

RESTAURANT & ACCOMMODATION



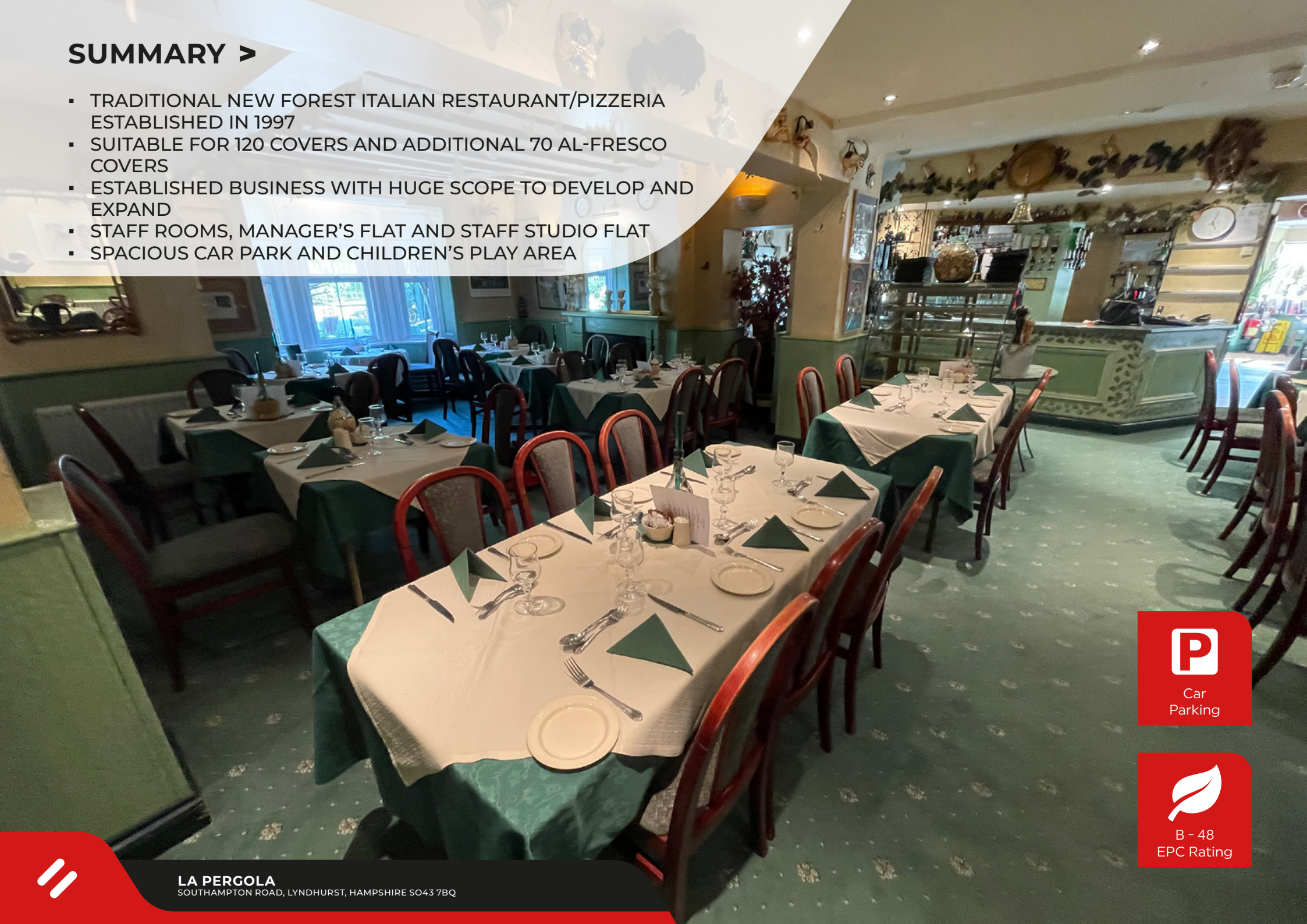
BUSINESS TRANSFER

goadsby

LA PERGOLA
SOUTHAMPTON ROAD, LYNDHURST, HAMPSHIRE SO43 7BQ

SUMMARY >

- TRADITIONAL NEW FOREST ITALIAN RESTAURANT/PIZZERIA ESTABLISHED IN 1997
- SUITABLE FOR 120 COVERS AND ADDITIONAL 70 AL-FRESCO COVERS
- ESTABLISHED BUSINESS WITH HUGE SCOPE TO DEVELOP AND EXPAND
- STAFF ROOMS, MANAGER'S FLAT AND STAFF STUDIO FLAT
- SPACIOUS CAR PARK AND CHILDREN'S PLAY AREA



Car
Parking



B - 48
EPC Rating



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Location

Prime Lyndhurst location in "Heart of New Forest". Fronting New Forest & Car Park. Brockenhurst approx. 4 miles. Beaulieu approx. 7½ miles. Southampton approx. 9½ miles.

Accommodation

Waiting Area. 120 Cover Restaurant (split into 4 distinct areas). Kitchen. Cloakrooms. Laundry Room. Manager's Flat. Staff Studio Flat. 3 Staff Bedrooms. Outside - 2 Double Garages, Car Parking and Store Room.

Description

Through double doors into **Waiting Area** with real wood flooring, 6 chairs, table. Through into **Restaurant** divided into 4 areas suitable for up to 120 covers, with mix of carpeting and real wooden flooring, open fireplace. **Bar Servery** with shelving under, chillers and till. Door into **Store Room**. **Kitchen** with commercial flooring, commercial plastic coated walls, assorted stainless steel tables, meat slicer, deep bowl sink unit, 4 chiller counter units, hot cupboard, double deep fat fryer, 6 burner gas range with oven under, 4 basket pasta cooker, 2 microwaves, wash hand basin, double pizza oven, deep bowl sink, commercial mixer, turbo fan, griddle, hot plate, burner oven, extensive extraction system, insectocutor, walk in fridge, walk in freezer. Into **Wash Up Area** with 2 deep bowl sink units, commercial dishwasher. Through door into **Laundry Room** with washing machine, tumble dryer, iron. Door into **Cloakroom** with low level WC, wash hand basin, electric hand dryer, fully tiled. Door from Kitchen through door into **Dry Store** with shelving. Double doors from Kitchen to side of the property. **Storage Area** with wall and gated. Through door into **Beer Cellar** with cooling equipment, shelving. Stairs from outside up to MANAGER'S FLAT with outside balcony. Through door into **Lounge**. **Bathroom** with shower cubicle, low level WC, wash hand basin. Door into **Kitchen/Diner** with laminated work top surfaces, wall and base units, built in oven and hob, single drainer single bowl sink unit. **Bedroom** DOUBLE with built in wardrobe. Stairs from Restaurant up to FIRST FLOOR Landing. **Bathroom** with low level WC, shower cubicle. Through door into ONE BEDROOM FLAT comprising **Bathroom, Kitchen, Lounge/Bedroom**. STAFF ACCOMMODATION BEDROOM 1 DOUBLE with cupboard and built in wardrobe. **Staff Kitchenette** with wall and base units, single drainer single bowl sink unit, cooker, hob. Door into **Office**. Stairs to SECOND FLOOR with **Sitting Area** through into **BEDROOM 2** LARGE SINGLE with low level WC, single drainer single bowl sink unit. **BEDROOM 3** SINGLE with wash hand basin. OUTSIDE Patio with wooden tables and mix of chairs for up to 70 covers. **Children's Play Area**. Separate self-contained access into STUDIO (currently let) comprises Bathroom, Kitchen, Lounge/Bedroom. To the rear of the property there is a **double garage** with store room at the rear.

Trading & Business

The business currently operates Tuesday to Saturday (closed Sunday's and Monday's) lunch and dinner. A substantial turnover of £1,093,946 excluding VAT was achieved in the year ending 31st January 2025. Accounts can be made available to genuinely interested purchasers.

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

£32,250 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Manager's Flat Council Tax Band "B". Staff Flat Council Tax Band "B". Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners informs us that a new lease will be made available at a rent of £75,000 per annum, exclusive with rental term to be agreed. We have not had sight of this lease documentation. PLEASE NOTE that part of the garden and car park is let under a separate agreement from a third party freeholder at a current rent of £750 per annum. Further information can be supplied.

Price

£295,000 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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