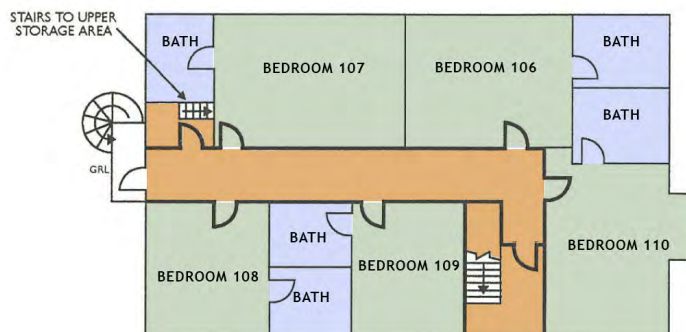


*Award Winning 5 Star Boutique Hotel and
Highly Regarded Restaurant/Wedding Venue
in Desirable New Forest Coast Location*



THE LORD BUTE
181-185 LYMINGTON ROAD, CHRISTCHURCH, BH23 4JS

goadsby



This Floor Plan is for guidance only and is NOT to SCALE ©Goadsby
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LOCATION

Highcliffe Castle Wedding Venue approx. 400 yards. Highcliffe Castle Golf Course approx. ¼ mile. Seafront approx. 700 yards (on foot). Highcliffe Shopping thoroughfare approx. 800 yards. Hinton Admiral Mainline Railway Station approx. 1 mile. Christchurch approx. 3 miles. Bournemouth approx. 8 miles.

FEATURES

Sought-after New Forest coast location. Highly regarded 2 AA rosette restaurant and function/ wedding venue. AA 5 star guest accommodation rating. Purpose built bedroom block (1999). Pressurised water system. High quality fittings and equipment. UPVC double glazing with window blinds. Gas fired central heating to restaurant. Bathrooms refurbished in 2022. Key card door entry. Air conditioning. Inside/Outside dining. Future development potential. On and off site car parking. Hotel or restaurant available individually.

SUMMARY OF ACCOMMODATION

10 en-suite Letting Bedrooms (1 currently utilised as a Reception Office)
Main Restaurant & Bar
Orangery (120 covers)
Conservatory/Lounge
Customer Cloakrooms
Commercial equipped Kitchen
Courtyard with wedding gazebo (40 covers)
On site parking for 10/12 vehicles

TRADING & BUSINESS

To the year ended 2022 a turnover in the region of £1.25 million yielding an EBITDA of £450,000 was forecast. NB This included 3 letting suites not included within the sale.

LICENCES/PERMISSIONS

The owners lease the car park of St Marks Church opposite at £1,000 per annum to provide ample overflow car parking. We understand that a Premises Licence and a Civil Marriage Licence is held. Additionally, plans have been drawn to redevelop the site as 6 townhouses.

RATEABLE VALUE

To be confirmed.

TENURE

Freehold.

PRICE

£1.2 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared. NB Either the hotel or restaurant can be purchased separately subject to negotiation.



BOURNEMOUTH
& WINCHESTER

99 Holdenhurst Road
Bournemouth BH8 8DY
E-mail: hotels@goadsby.com

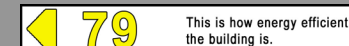
Contact

Ian Palmer MNAEA (Commercial)
Divisional Director

Mark Nurse
Associate Director

IDENTIFICATION: Under 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.

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.







**SUPERB HOLIDAY RENTAL
BUSINESS OPPORTUNITY
SERVING THE
NEW FOREST COAST**
(available separately or as a pair)

East Gatehouse
181 Lymington Road
Highcliffe
Christchurch
Dorset BH23 4JS

Guide Price £250,000 Freehold



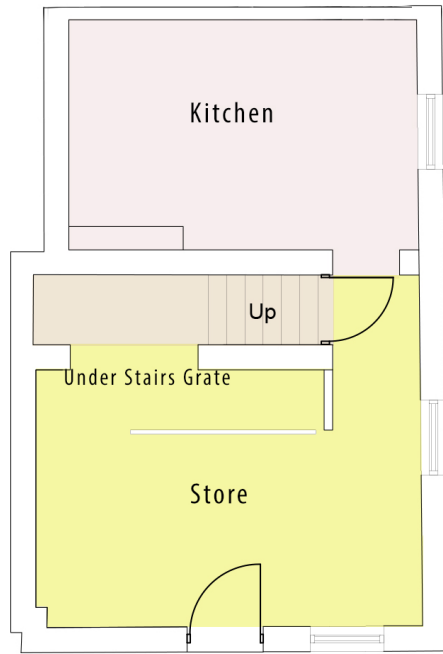
Coach House/Selfridge Suite
185 Lymington Road
Highcliffe
Christchurch
Dorset BH23 4JS

Guide Price £345,000 Freehold

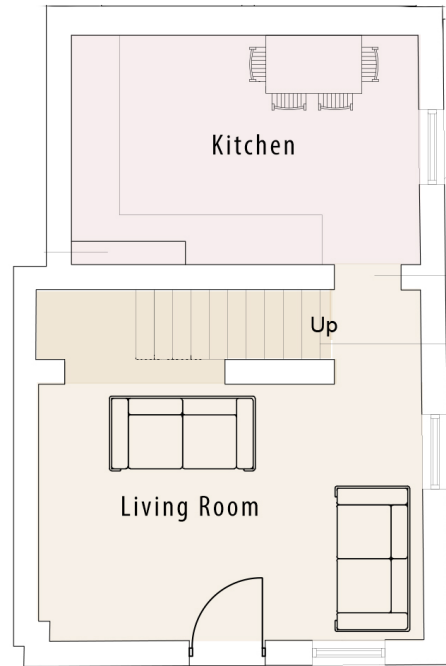


Contact
Ian Palmer MNAEA (Commercial)
ian.palmer@goadsby.com

East Gatehouse



Existing Ground Floor

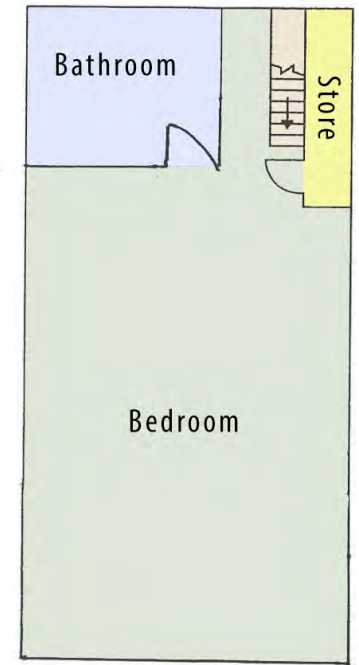


Proposed Ground Floor

Coach House/Selfridge Suite



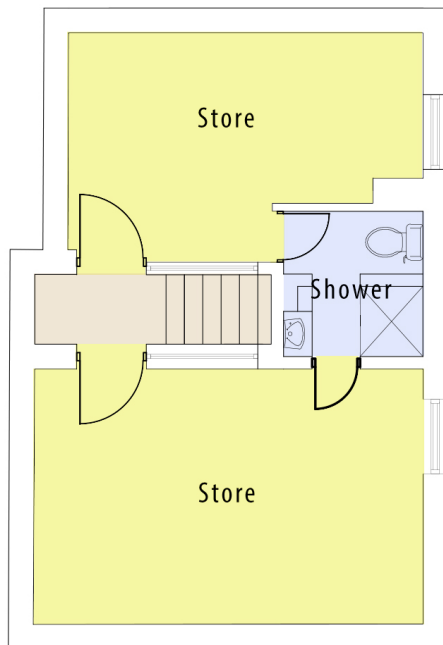
Ground Floor



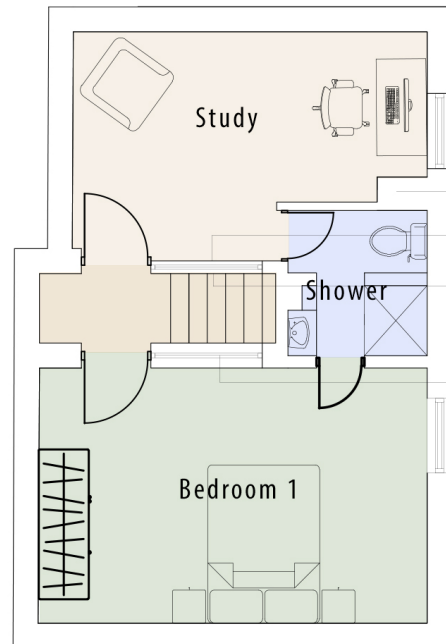
First Floor

NB It is felt the Coach House could be converted to a 2 Bedroom property

Not to Scale - For illustration purposes only



Existing First Floor



Proposed First Floor

