

BUSINESS FOR SALE

PROMINENT PUBLIC HOUSE



BUSINESS TRANSFER

goadsby

THE ROYAL OAK

CHRISTCHURCH ROAD, DOWNTON, LYMINGTON, HAMPSHIRE SO41 0LA

SUMMARY >

- VACANT FREEHOLD PUB/RESTAURANT
- PROMINENT MAIN ROAD LOCATION IN AFFLUENT AREA
- SPACIOUS GROUNDS OF APPROXIMATELY 1.55 ACRES
- CAR PARK
- 80+ COVERS AND AL-FRESCO DINING
- 4 BEDROOM SELF-CONTAINED OWNERS ACCOMMODATION



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C - 72
EPC Rating

Location

Prominent main road location with passing road traffic. New Milton Town Centre approx. 2½ miles. Lympington approx. 4 miles.

Accommodation

Public House (80 covers). Beer Cellar. Kitchen. Manager's Office. Owners Self-Contained Accommodation: Kitchen, Lounge, Bathroom, Cloakroom and 4 Bedrooms.

Description

Through front door into **Pub** (80 covers) with bar, part tiled floor, 2 fireplaces, beamed ceilings, wooden bar servery, 2 glass fronted chiller display cabinets, shelving, stainless steel wash up. Door into **Beer Cellar**. Door into **Manager's Office**. Assorted tables and chairs, fire exit door. Double doors to rear outside. **Disabled Cloakroom** with low level WC, wash hand basin, baby changing. Door from Bar into **Lobby** with **Gents Cloakroom** with cubicle, low level WC, 3 urinals, wash hand basin. **Kitchen** with commercial floor, deep bowl sink unit, assorted stainless steel tables, commercial dishwasher, stainless steel wash up, cold food fridge, saladette, shelving, extensive extraction system, extraction system, chiller counter unit, fridge. Door into Walk in Chiller. Door into **Lobby** with stairs up to the Owners Accommodation. Door into **Ladies Cloakroom** with 2 cubicles, wash hand basin. Stairs up to FIRST FLOOR into OWNERS SELF-CONTAINED ACCOMMODATION with **Landing**. **Kitchen** with work top surfaces, wall and base units. Through into **Lounge**. **Bathroom** with shower cubicle, low level WC, wash hand basin. **Cloakroom** with low level WC. **Bedroom 1** DOUBLE with fitted wardrobes. **Bedroom 2** DOUBLE with fitted wardrobes. **Bedroom 3** SINGLE. **Bedroom 4** DOUBLE with fitted wardrobe. OUTSIDE fenced. Through gate with 2 garages, 3 disabled spaces, car park for approximately 30 vehicles, patio area with bench seating for 80+ covers.

Trading & Business

The public house is not currently trading and is being made available with vacant possession. We do not hold accounts for this business.

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

£48,400 at the Uniform Business Rate of 49.9p in the £ for 2025/26. Council Tax Band "B". Information taken from the Valuation Office Agency website.

Tenure

FREEHOLD or LEASEHOLD. The owners have informed us that the premises are being offered as Freehold. However, they would consider offering a new lease with terms to be agreed, at a commencing rent of £28,000 per annum, exclusive. We have not had sight of this lease documentation. **Please note the leasehold option will exclude part of the land to the rear of the site.** Further information can be made available.

Price

£625,000 Freehold plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

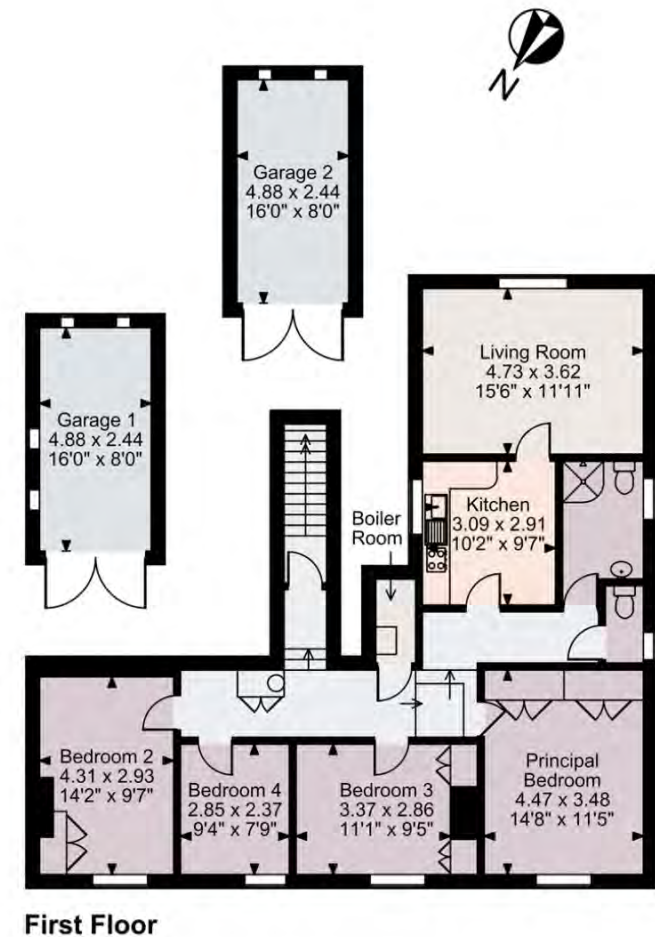
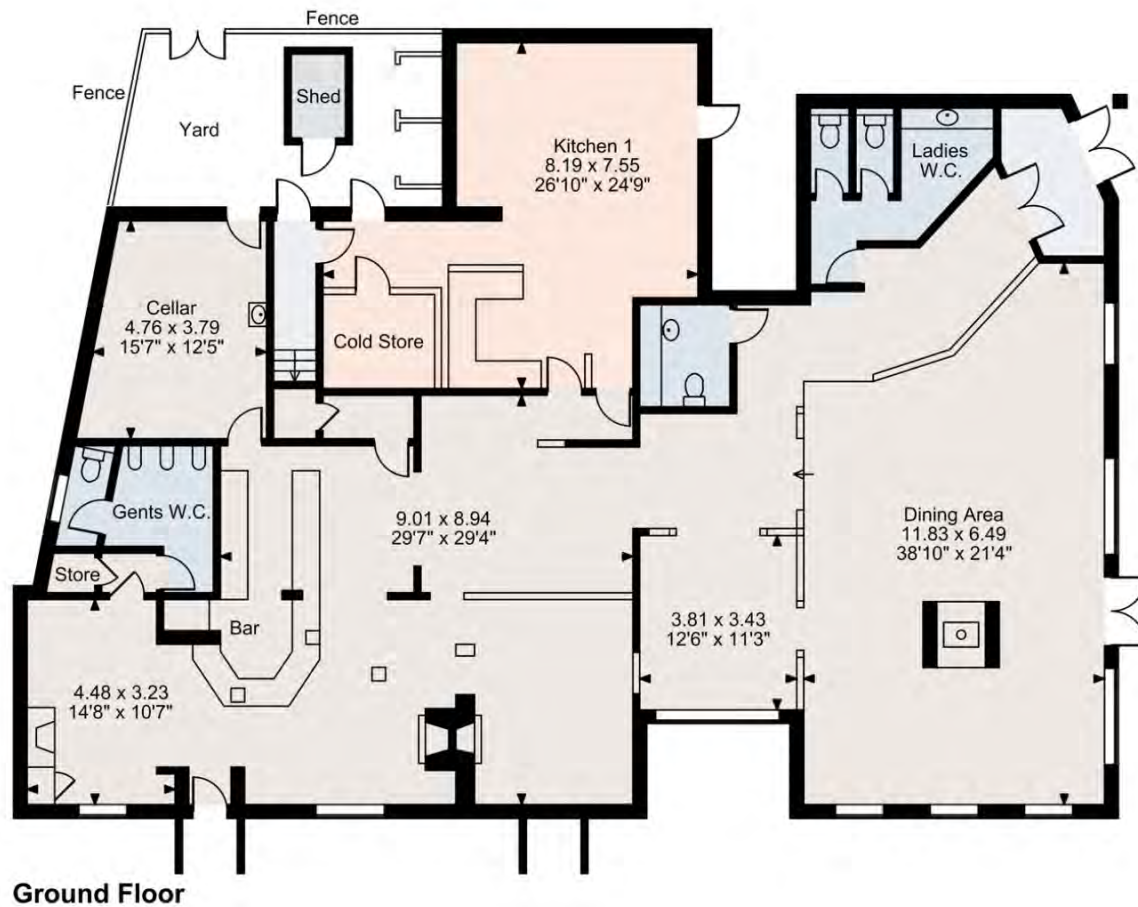
Viewing

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



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This plan is provided for general informational purposes only. It should not be relied upon as the basis for any investment or business decision. Interested parties should carry out their own investigations and seek independent professional advice before proceeding.







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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