BUSINESS FOR SALE

BOUTIQUE HOTEL & RESTAURANT



BUSINESS TRANSFER

goadsby

LE CHATEAU

NEWBRIDGE ROAD, CADNAM, SOUTHAMPTON, HAMPSHIRE SO40 2NX

SUMMARY >

Location Map | Streetview

- BEAUTIFULLY PRESENTED FAMILY OPERATED DETACHED BOUTIQUE HOTEL AND RESTAURANT
- PRESENTED TO AN EXCEPTIONAL STANDARD
- FEATURES 6 EN-SUITE LETTING ROOMS AND 50 COVER RESTAURANT
- SPACIOUS OWNERS 2 BEDROOM SELF-CONTAINED FLAT
- ATTRACTIVE GARDENS EXTENDING TO APPROX. 1¼ ACRES
- AMPLE CAR PARKING



C - 58
EPC Rating

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Location

Situated on the edge of the New Forest National Park. Easy access to M27. Lyndhurst approx. 3¾ miles. Romsey approx. 5¾ miles. Southampton approx. 7 miles. Bournemouth approx. 24 miles.

Accommodation

Restaurant (50 covers). Cloakroom. Kitchen. Bar. Office. Function Room. 6 En-Suite Letting Rooms. Self-Contained 2 Bedroom Owners Accommodation.

Description

Through front door into Lobby. Stairs to First Floor.

RESTAURANT part carpeted, part tiled floor, fireplace, 50 covers, feature wall lights, wooden topped bar servery with inset fabric front, shelving, touch screen till system, glass fronted chiller display, alarm control panel. Double doors into Lobby and double doors to outside.

Lobby with tiled floor, wine fridge, work top surfaces, cupboards, coffee percolator, upright wine fridge, wine racking, upright double fridge, electronic till. Door into:

DISABLED CLOAKROOM with low level WC, grab rails, wash hand basin, part tiled.

LADIES CLOAKROOM with 2 cubicles, low level WCs, tiled floor, part tiled walls, wash hand basin, electric hand dryer.

GENTS CLOAKROOM with urinal, wash hand basin, electric hand dryer, cubicle with low level WC, tiled floor, part tiled walls.

Lobby

KITCHEN with tiled floor, glass topped chest freezer, upright fridge, chiller counter unit, 2 microwaves, assorted tables, extensive extraction system, charcoal grill, hotplate with oven under, 6 burner gas range with oven under, eye level gas grill, double deep fat fryer, small deep fat fryer, hot cupboard, commercial mixer, insectocutor, fridge, double deep bowl stainless steel sink unit, commercial dishwasher, wash hand basin, paper towel dispenser, electric hand dryer.

BAR
Part carpeted, part laminate floor, 13 upholstered tub style chairs, 2 person sofa, 3 bar chairs, bar stools, bench style seating with cushions, fireplace with real fire, wooden topped bar servery with inset fabric front, touch screen till system, beer pumps (on free loan), glass washer, double bowl stainless steel sink unit, double chiller cabinet, shelving. Through into:

RECEPTION/WAITING AREA with 3 person sofa, 2 chairs, carpeted.

GENTS CLOAKROOM with 2 urinals, wash hand basin, electric hand dryer, cubicle with low level WC.

LADIES CLOAKROOM with 2 cubicles, low level WCs, wash hand basins.

OFFICE

FUNCTION ROOM with wooden floor, chandelier lights, feature wall lights, with 30 covers in total, including 9 tub style chairs, assorted tables and upholstered chairs. Double doors to outside.

First Floor

LETTING ACCOMMODATION

BEDROOM 1 DOUBLE with en-suite shower room with shower unit, low level WC, wash hand basin, tiled.

BEDROOM 2 DOUBLE with fireplace, en-suite shower room with shower unit, low level WC, wash hand basin.

BEDROOM 3 DOUBLE with en-suite shower room with corner shower, low level WC, wash hand basin.

BEDROOM 4 DOUBLE with en-suite shower room with corner shower, low level WC, wash hand basin.

BEDROOM 5 DOUBLE with en-suite shower room, low level WC, wash hand basin.

BEDROOM 6 DOUBLE with en-suite shower room, low level WC, wash hand basin.

Lobby

2 WALK IN STORE ROOMS with shelving.

OWNERS ACCOMMODATION

KITCHEN with work top surfaces, sink, wall and base units.

LOUNGE

BEDROOM 1 DOUBLE with en-suite shower room.

BEDROOM 2 DOUBLE with en-suite shower room.

Outside

To the front of the property there are 4 x 4 person wooden benches with parasols, garden laid to lawn with mature trees, pond with fountain, in and out driveway laid to gravel, wooden assorted tables and chairs for 24 covers, extensive parking, bin store area. To the rear of the premises is the owners garden, fully enclosed, part fenced, storage shed, lawned area. To the rear of the hotel there is a large storage shed, 2 canopy tents.

Trading & Business

The hotel and restaurant is being operated by the husband and wife owners, with the addition of an experienced full time chef, a cleaner and part time staff as required. It is felt that the turnover and profitability could be substantially increased by increased marketing and targeting weddings, birthdays and special events. The current owners utilise one of the letting bedrooms for their own usage. The owners have provided us with accounts which show that the business achieved a turnover of £362,141 in the year ending March 2023.

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.

Website

www.lechateaucadnam.com

Rateable Value

£28,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Council Tax Band "A". Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under a 15 year upward only full repairing and insuring lease from 2016 with 5 yearly reviews, at a rent of £45,000 per annum, exclusive. The lease can be made available to genuinely interested parties

Price

£99,950 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.

goadsby
goadsby.com
01202 550099

Mark Nurse
Associate Director
mark.nurse@goadsby.com
01202 550176









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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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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