

BUSINESS FOR SALE

RESTAURANT



BUSINESS TRANSFER

goadsby

ELDERFLOWER

4-5 QUAY STREET, LYMINGTON, HAMPSHIRE SO41 3AS

SUMMARY >

- EXCEPTIONALLY BUSY AWARD WINNING RESTAURANT
- HONEYPOT LOCATION ON COBBLED STREET LEADING TO QUAYSIDE
- LONG ESTABLISHED BUSINESS WITH LOYAL CLIENTELE (12 YEARS IN CURRENT OWNERSHIP)
- OWNERS/MANAGERS 3 BEDROOM ACCOMMODATION INCLUDED



Location

Historic Georgian Market Town. Central Lymington position close to quayside. Brockenhurst approx. 5 miles. New Milton approx. 8 miles. Southampton approx. 20 miles.

Accommodation

Restaurant (38 covers - could be increased). Kitchen. Cloakrooms. Office. Wine Cellar. 3 Double Bedrooms. Lounge/Dining Room. Kitchen.

Description

Through front door into **Restaurant** with mix of pebble effect floor and laminated wooden flooring, upholstered chairs and wooden tables for 38 covers, feature wall lighting, wooden bar servery, non slip floor, triple glass fronted chiller display, work top surface, single drainer stainless steel sink unit, counter freezer, coffee machine, coffee grinder, wine racking, glass washer, double chiller display, Epos till system, coat hanging area, 3 wine fridges. Through door into **Staff Room** with lockers, wash hand basin, electric hand dryer, cubicle with low level WC, extraction fan. Through door into **Lobby** with **Ladies Cloakroom** with low level WC, wash hand basin. **Gents Cloakroom** with low level WC, wash hand basin. Double doors from Restaurant into **Kitchen** with commercial floor, shelving, assorted stainless steel tables, commercial mixer, wall mounted insectocutor, tiled walls, commercial dishwasher, deep bowl sink unit, chest freezer, 3 door fridge, blast chiller, hot cupboard, counter freezer, extraction, microwave, extensive commercial extraction system, 4 hob gas range, solid top stove range with oven under, 6 drawer fridge, combi oven, 2 double commercial fridges, 2 commercial freezers, insectocutor, double deep bowl single drainer sink unit, vac pac machine, dehydrator, shelving. Door to outside courtyard with bin store area. Door into **Store Room** with shelving, washing machine, tumble dryer. Stairs up to FIRST FLOOR **Staff Accommodation** with **Landing** with door into **Office**. Door into **Wine Cellar** with 3 wine fridges. Through **Lobby** into **Bathroom** with bath, shower attachment, low level WC, wash hand basin. **2 Double Bedrooms** (both with en-suite shower rooms). Stairs to SECOND FLOOR into **Lounge/Dining Room**. **Kitchen** with work top surfaces, base units, extraction, 4 hob electric range, oven under, double bowl single drainer stainless steel sink unit, built in dishwasher. Stairs from First Floor **Landing** with staircase into **Bedroom 3** DOUBLE.

Trading & Business

The Elderflower is an award winning Restaurant, serving modern British food and is operated by a husband and wife team. The owners inform us that the turnover in the year ending 31st July 2024 was £790,649. Further 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

£31,250 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 15 year lease from February 2014, at a current rent of £44,500 per annum. We have not had sight of this documentation.

Price

£140,000 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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