

BUSINESS FOR SALE

MICRO ALE BAR &
MAISONETTE/AIRBNB



BUSINESS TRANSFER

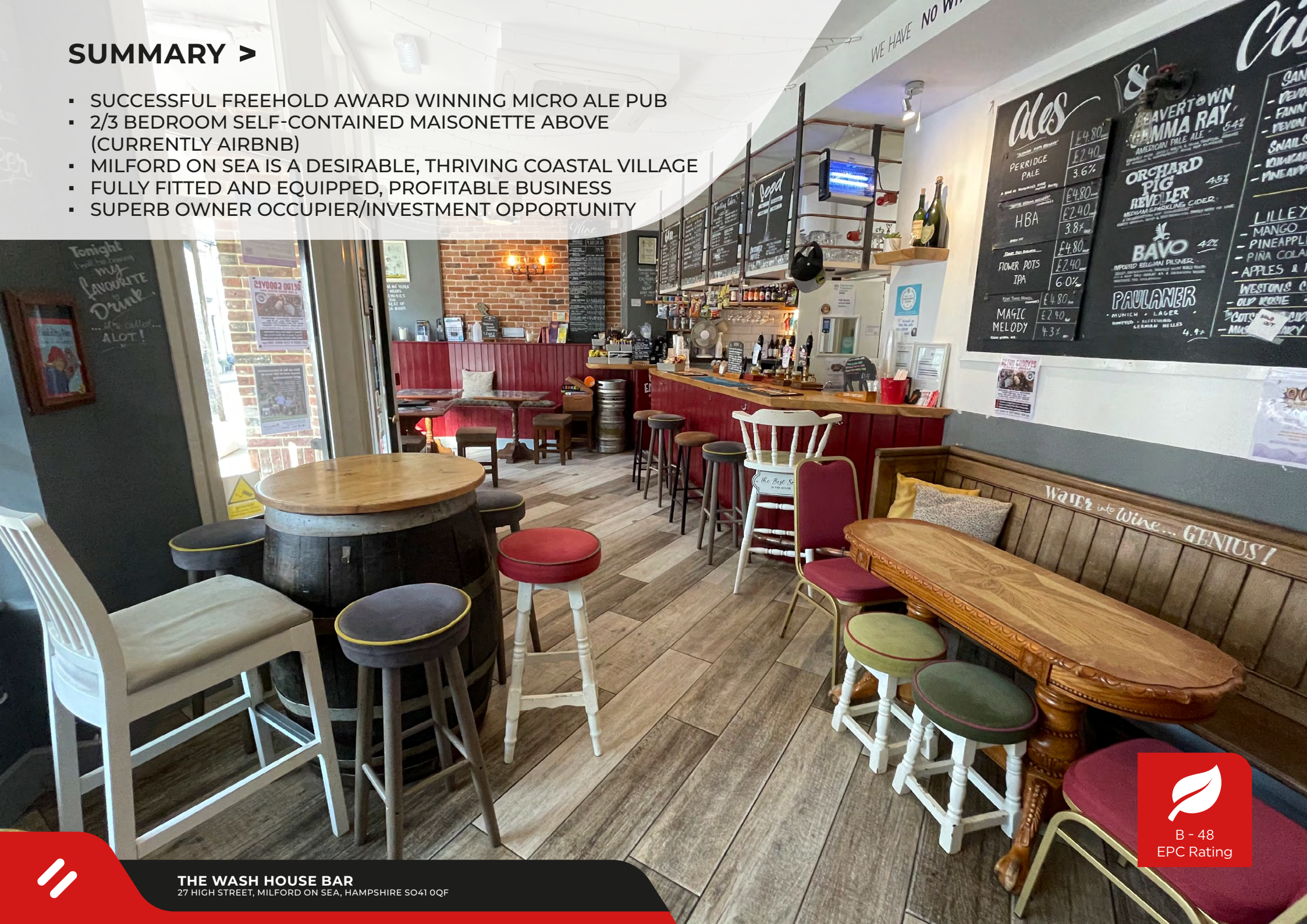
goadsby

THE WASH HOUSE BAR

27 HIGH STREET, MILFORD ON SEA, HAMPSHIRE SO41 0QF

SUMMARY >

- SUCCESSFUL FREEHOLD AWARD WINNING MICRO ALE PUB
- 2/3 BEDROOM SELF-CONTAINED MAISONETTE ABOVE (CURRENTLY AIRBNB)
- MILFORD ON SEA IS A DESIRABLE, THRIVING COASTAL VILLAGE
- FULLY FITTED AND EQUIPPED, PROFITABLE BUSINESS
- SUPERB OWNER OCCUPIER/INVESTMENT OPPORTUNITY



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B - 48
EPC Rating

Location

Prominent Milford on Sea location in the centre of the village. Affluent coastal village on the edge of the New Forest. Beach approx. ½ mile. Lymington approx. 4 miles. New Milton approx. 4 miles.

Accommodation

Bar. Cloakrooms. Self-Contained Maisonette:- 3 Bedrooms, Lounge, Kitchen, Bathroom and Cloakroom.

Description

Through front door into **Bar** with laminated wooden floor, mix of tables, chairs and bench style (with storage under) seating for up to 40 covers, wall mounted blackboards, wall mounted fans, feature ceiling lights, flat screen television, part wooden panelled walls, **wooden bar servery**, non slip floor, stainless steel single drainer sink unit, stainless steel wash up, coffee machine, ice machine, worktop surfaces, wine racking, shelving, beer pumps (on free loan), glass washer, double glass fronted chiller display, Epos till system, wall mounted fan, insectocutor. Door into **Ladies/Disabled Cloakroom** with tiled floor, low level WC, extractor fan, wash hand basin, electric hand dryer, soap dispenser, tiled walls. **Gents Cloakroom** with tiled floor, tiled walls, wash hand basin, low level WC, electric hand dryer, extractor fan, soap dispenser. **Lobby** with stairs to Self-Contained Maisonette. Door from Bar into **Cellar**. Accessed via the bar or rear access with stairs to FIRST FLOOR Self-Contained Maisonette with **Landing**. **Bathroom** with bath, shower, low level WC, wash hand basin, airing cupboard (housing combi boiler). **Cloakroom** with low level WC and wash hand basin. **Lounge** with double aspect, fireplace with electric wood burner. **Bedroom 3/Dining Room**. **Kitchen** with wall and base units with worktop surfaces over, washing machine, built in electric oven with Induction hob, utility area. **Hallway** with stairs SECOND FLOOR Landing with under eaves storage. **Bedroom 1** DOUBLE with sea glimpses, under eaves storage. **Bedroom 2** DOUBLE with sea glimpses, under eaves storage. OUTSIDE with tables and chairs for 10 covers.

Trading & Business

The owners inform us that the micro ale bar business is currently operating 7 days a week and is managed by the full time owner and part time bar staff as required. The maisonette is currently utilised as an airbnb, however, the maisonette could be lived in by the owners or staff. 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

£14,000 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Council Tax Band "A". Information taken from the Valuation Office Agency website.

Tenure

FREEHOLD.

Price

£550,000 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 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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