



HAYWARD FOX



THE CLOUD HOTEL MEERUT ROAD BROCKENHURST HAMPSHIRE SO42 7TD



[www.haywardfox.co.uk](http://www.haywardfox.co.uk)





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THE CLOUD HOTEL  
MEERUT ROAD, BROCKENHURST  
HAMPSHIRE SO42 7TD



**PRICE GUIDE: £1,700,000**

A WELL MAINTAINED AND REGULARLY UPDATED 18 BEDROOM HOTEL IN A PICTURESQUE NEW FOREST LOCATION WITH 3 AA STAR RATING, OFFERED IN EXCELLENT CONDITION AS A TURN-KEY, PROFITABLE BUSINESS OPPORTUNITY, AND ONLY AVAILABLE DUE TO THE OWNER'S INTENDED RETIREMENT AFTER 40 YEARS OF SUCCESSFUL TRADING.

RECEPTION LOUNGE, CUSTOMER CLOAKROOMS, MIDDLE LOUNGE, BAR, RESTAURANT AND CONSERVATORY, GARDEN ROOM, COMMERCIAL KITCHENS, LAUNDRY/BOILER ROOM, OWNERS/MANAGERS FLAT, 18 LETTING BEDROOMS ALL WITH EN SUITE.  
OUTSIDE: GARAGE, OFFICE, STORE ROOMS AND GARDEN.

Appointments must be made via the Vendors Agents **Hayward Fox**

# THE CLOUD HOTEL MEERUT ROAD BROCKENHURST HAMPSHIRE SO42 7TD

**DIRECTIONAL NOTE:** From crossroads in the centre of the village of Brockenhurst, proceed north along Grigg Lane and take the third turning left into Waters Green. Follow the road around to the left and the hotel will be seen on your left hand side.

In total 18 en suite bedrooms, with either shower, bath with shower or bath and shower. Many have superb outlooks of the New Forest National Park. Rooms have flat screen televisions, tea & coffee making facilities and WiFi connection. 8 have recently had new fitted furniture, all of which are presented in excellent decorative condition. Ground Floor: 2 ground floor bedrooms, both with en suites. First Floor: 12 en suite bedrooms, Second Floor; 4 further en suite bedrooms.

· A generous and spacious 50 cover 'Encore' restaurant and conservatory, with more covers possible within the existing space.

· Spacious Function Room (30 covers) with direct access to the garden, ideal for small functions, family celebrations, business meetings or private dining.

· Separate cosy and intimate lounge areas, with log fire, bay windows, seating with outlooks over the open forest. (Currently Reception Lounge seats 8, Middle Lounge seats 12 and Tiller Bar seats 10)

· Fully equipped bar with extra potential scope for full license (currently only on restaurant and residential license).

· Fully equipped catering kitchen with some recently replaced appliances, plus separate preparation and storage/pantry areas.

· Owners accommodation comprising Entrance Hall with separate external entrance, Sitting Room, Double Bedroom, Bathroom and Kitchen with door to rear courtyard.

· Car parking available directly in front of the hotel with additional parking for 20 vehicles. (Hotel use only under informal license from the National Park authority)  
· TripAdvisor Certificate of Excellence 2012-16.

Great potential for future business expansion and an excellent opportunity for fresh initiatives, as the Hotel currently does not use online booking/travel agents, does not cater for many weddings/functions and relies mostly on regular repeat business over many decades. Significant extra new business is possible with additional marketing opportunities.

## **ACCOMMODATION IN DETAIL:**

Glazed entrance porch opening to:

**RECEPTION LOUNGE:** Seating for 8 persons with built-in reception area and back office.

## **CUSTOMER CLOAKROOMS:**

**MIDDLE LOUNGE:** With box bay window, and seating for 12 persons.

**THE TILLER BAR:** Seating for 10 persons with box bay window and open fire. Fully fitted bar area.

**ENCORE RESTAURANT & CONSERVATORY:** With direct access to rear garden, suitable for 50 covers with space/potential for more.

**GARDEN/FUNCTION ROOM:** Suitable for 30/40 persons with double doors to rear garden.

**COMMERCIAL KITCHEN:** Fully fitted and equipped with some recently replaced appliances.

## **LAUNDRY:**

## **BOILER ROOM:**

**OWNER/MANAGER ACCOMMODATION:** (with separate front door) Entrance Hall, Living Room, Kitchen with access to the hotel courtyard, Double Bedroom and Bathroom.

## **BEDROOMS:**

### **GROUND FLOOR:**

**BEDROOM 14:** (Willow) Accessible DOUBLE/TWIN with en suite bathroom.

**BEDROOM 15:** (Pine) DOUBLE with en suite shower room.

### **FIRST FLOOR:**

**BEDROOM 1:** (Birch) 4 POSTER DOUBLE with en suite bathroom.

**BEDROOM 2:** (Cedar) DOUBLE/TWIN with double aspect and en suite bathroom.

**BEDROOM 3:** SINGLE with en suite bathroom and second staircase second floor.

**LOUNGE:** (currently occupied as a staff room).

**BEDROOM 4:** (Chestnut) LARGE SINGLE with en suite bathroom.

**BEDROOM 5:** (Poplar) DOUBLE with en suite bathroom.

**BEDROOM 6:** (Elm) DOUBLE/TWIN with large en suite bathroom.

**BEDROOM 7:** (Rowan) DOUBLE with en suite bathroom.

**BEDROOM 8:** (Alder) DOUBLE with en suite bathroom.

**BEDROOM 9:** (Ash) DOUBLE/TWIN with en suite bathroom.

**BEDROOM 10:** (Beech) DOUBLE/TWIN with square bay window, en suite bathroom.

**BEDROOM 11:** (Holly) DOUBLE with bay window, en suite bathroom.

**BEDROOM 12:** (Maple) DOUBLE/TWIN with en suite bathroom.

### **SECOND FLOOR:**

**BEDROOM 21:** (Fir) DOUBLE with en suite shower room.

**BEDROOM 22:** (Tamarisk) DOUBLE with en suite shower room.

**BEDROOM 23:** (Oak) TWIN with en suite shower room.

**BEDROOM 24:** (Yew) DOUBLE with en suite shower room.

**OUTSIDE:** To the rear there is a screened garden laid to lawn with shrub and flower borders screened with fencing and hedging. Trade terrace. Double Garage. Office. Various storerooms/sheds. There may be possibility for future extension STPP.

## **EPC RATING: D77**

**STAFF:** A full staff list will be provided at point of sale.

**FINANCIAL:** Turnover and Accounts AVAILABLE ON REQUEST to interested parties.

**TENURE:** FREEHOLD

**PRICE:** £1.9 million which may include the majority of the trade fixtures and fittings. An inventory will be provided by the vendor.

## **LOCAL INFORMATION:**

The Cloud Hotel is located in the heart of the New Forest National Park on the forest frontage of the picturesque village of Brockenhurst, situated between Lyndhurst and Lymington. Brockenhurst has direct rail links to London Waterloo (1 hour 35 minutes) and all stations to Weymouth, with excellent road links to the M3 and M25 via the M27.

## **NEARBY:**

Brockenhurst College approx. 0.5 miles.

Brockenhurst Mainline Railway Station approx. 0.8 miles.

Lyndhurst approx. 5 miles north.

Lymington & Ferry Terminal approx. 5 miles south.

Southampton City Centre approx. 14 miles.

Bournemouth Airport approx. 16 miles.

Southampton Airport approx. 19 miles.

Ref: BRB0969

## **The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.