

THE COMMONERS WINE BAR & ROOMS

66-68 BROOKLEY ROAD, BROCKENHURST, HAMPSHIRE, SO42 7RA

FREEHOLD HOSPITALITY PROPERTY WITH 4 X HOLIDAY LETS
OR
GROUND FLOOR LEASEHOLD ONLY

savills



Inhurst Council

COMMONERS

BAR

www.commonerswinebar.com

STAFF WANTED

COMMONERS

Bar & Kitchen

WELCOME
Dog's Welcome

COMMONERS

Bar & Kitchen

STAFF WANTED

WK 11

HIGHLIGHTS INCLUDE:

- Freehold food and beverage opportunity with four modern self-contained flats
- New lease also considered for ground floor & external bar/restaurant only
- Entire building recently extensively developed to high standard
- High street location in popular commuter village of Brockenhurst in New Forest National Park
- Overall GIA approximately 4,187 FT²
- Income producing holiday let opportunity (approx. £4,120 p/w peak season)
- Freehold £2,000,000 or Leasehold Rental Offers Invited IRO £45,000 pax

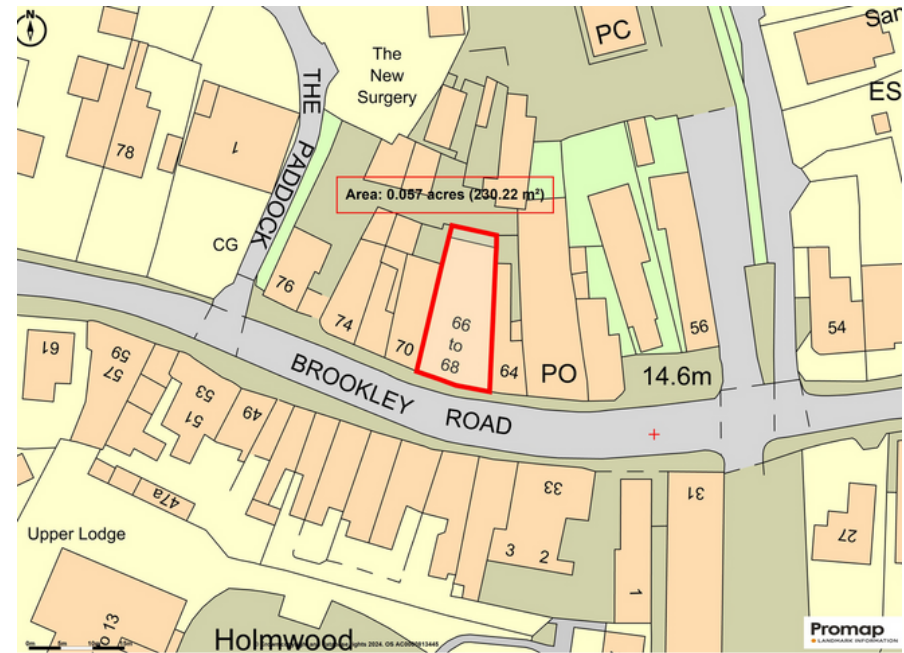
LOCATION

The property is situated in the centre of Brockenhurst, the largest village in the New Forest National Park located 13 miles south-west of Southampton and 5 miles north of the coastal town of Lymington with ferry services to the Isle of Wight. Brockenhurst is a gateway for high volumes of vehicular traffic heading to the coast and countryside with the arterial A337 passing through. The New Forest National Park generates high levels of seasonal visitors (estimated at 13.5 million day-visits a year) which benefits Brockenhurst. In addition, the village is home to Brockehurst College with 5,000 students.

The immediate area comprises a mix of traditional independent retail, hospitality and business services. Tesco Express is also close by. To the rear of the property is the Brookley Road car park.

Brockenhurst is a highly sought after residential area being located on a regular direct train service to London Waterloo (1hr 35 mins)) and being within easy reach of forest activities and the coastal amenities of the Solent. As a result, properties in Brockenhurst had an overall average price of £726,679 in 2023 with a Hampshire average of £389,853 (source Rightmove).

The village has a resident population of approximately 3,552 (2011 census) with the New Forest District at 179,752 (ONS).



PROPERTY DESCRIPTION

A mid-terrace double frontage property of two stories above street level of mainly brick construction with part painted elevations under a pitched tile roof. There is commercial at ground floor and living accommodation at first and attic (2nd) floor level. Located to the rear is a modern single storey extension which provides entrance and terraces for the lower accommodation. The property benefits from service and secondary customer access to the rear.

COMMERCIAL DESCRIPTION

The ground floor comprises a double frontage open plan trading area with a single bar-servery, trade kitchen and customer WCs. The interior has been recently refurbished to a high standard and provides 85 seats. Located to the rear is an external trading space with is part covered and heated and provided a further 48 seats.

LIVING ACCOMMODATION

Access is provided to the rear of the property via an external staircase that leads to the self-contained entrance at first floor level.

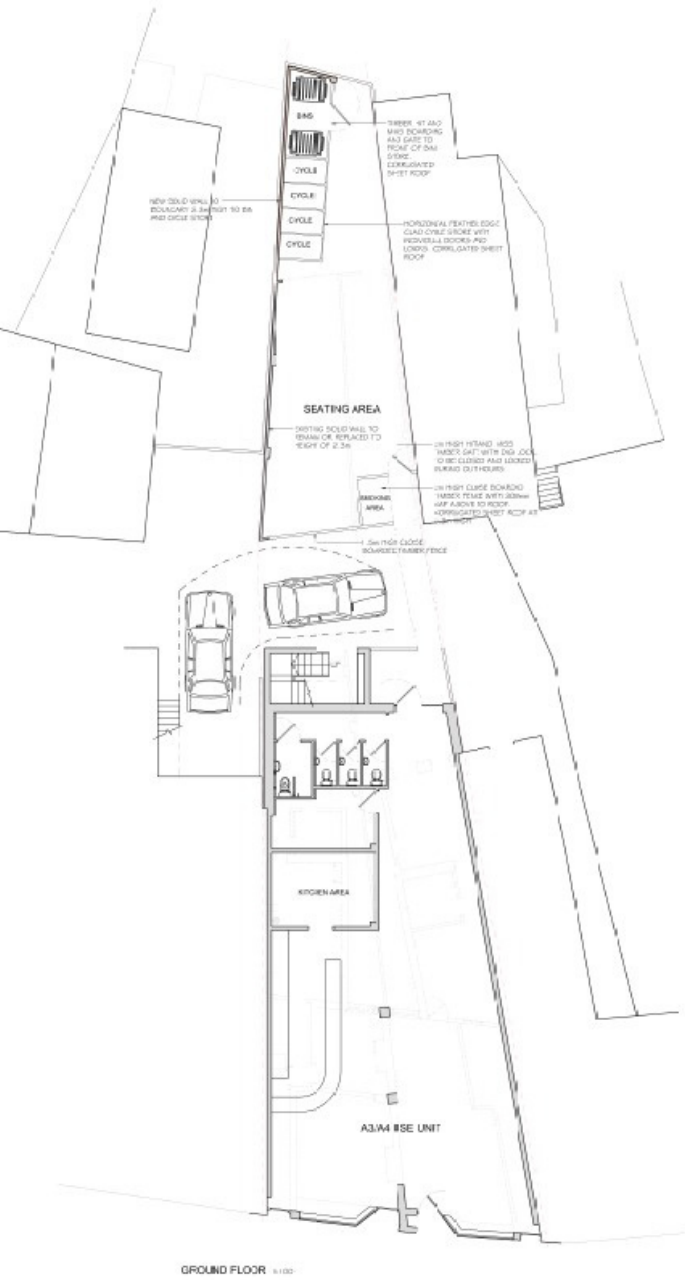


Floor	Use	Description	GIA (M2)	GIA (FT2)
Ground Floor	Commercial	Trade & Ancillary	190	2,045
First Floor	Residential	Flat 1 x 2 Bed	57	614
First Floor	Residential	Flat 2 x 2 Bed	60	646
First Floor	Residential	Shared hallway	13	140
Second Floor	Residential	Flat 3 x 1 Bed	31	334
Second Floor	Residential	Flat 4 x 1 Bed	30	323
Second Floor	Residential	Shared hallway	8	86
Total			389	4,187
External				
Ground Floor	Commercial	Trade Garden	90	969
First Floor	Residential	Flat 1 Balcony	8	86
First Floor	Residential	Flat 2 Balcony	9	97
Second Floor	Residential	Flat 3 Balcony	5	54
Second Floor	Residential	Flat 4 Balcony	4	43
Total			116	1,249

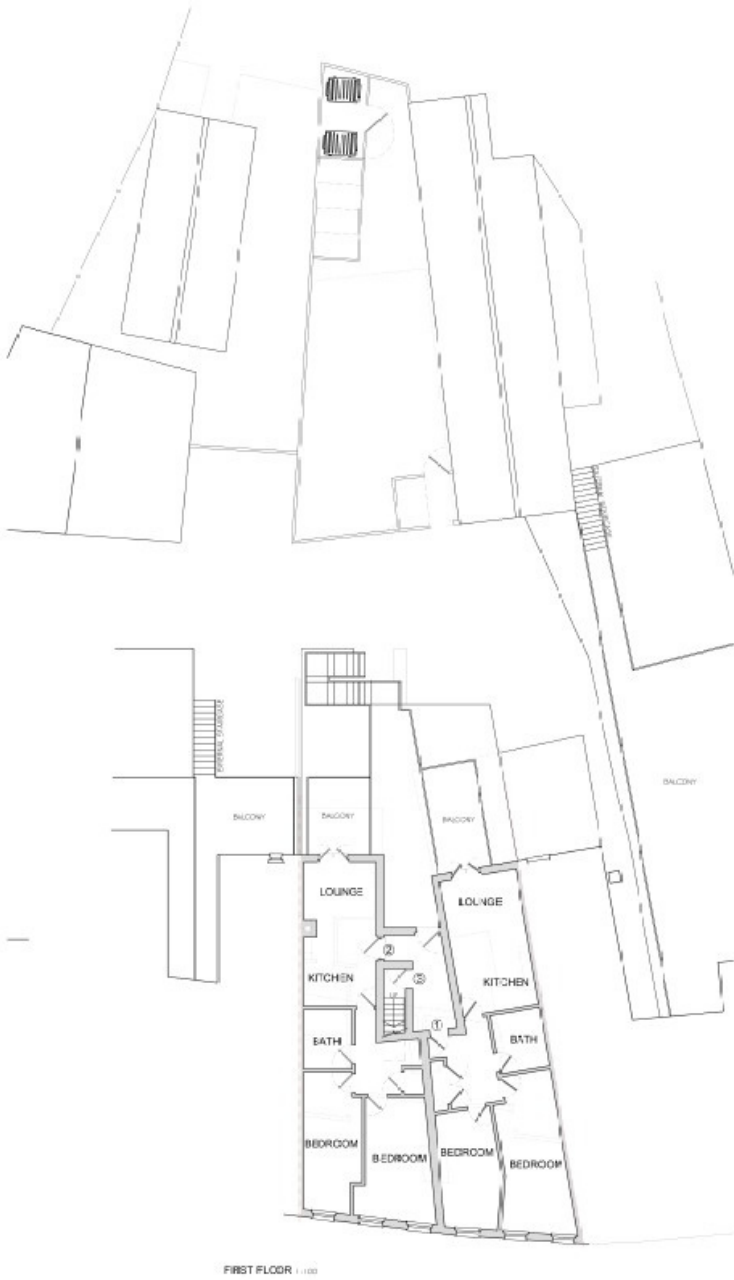
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GROUND FLOOR 1:100



FIRST FLOOR 1:100



SECOND FLOOR 1:100

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THE BUSINESS

The business operates as a modern restaurant and bar with a varied menu of including tapas, sharing plates, mains pizzas and roasts and is popular with residents and visitors alike. The four modern en-suite flats are used as holiday lets which are particular busy during the peak seasons. Formal financial information will not be provided however an indication of revenue will be available to seriously interested parties.

Please click on the following links to read more about different parts of the business;
[The Commoners Bar & Kitchen 4/5](#) and awarded TripAdvisor Travellers' Choice 2023
[The Commoners Accommodation](#)

PLANNING & CONSERVATION

Under the Town and Country Planning (Use Classes) Order 1987 (as amended) we understand the property benefits from Commercial Use Class E (restaurant) with the uppers as C3 (residential) with the ability to be used as holiday lets, ASTs or private dwellings. We recommend parties satisfy themselves on these points. The property is not listed nor located in a conservation area, green belt or AONB.

SERVICES

We understand all mains services are connected.

EPC

D-68 & 68 residential accommodation. Commercial pending.

PREMISES LICENCE

The property benefits from a premises licence which permits the sale of alcohol Monday to Sunday 10:00 – 23:00. Permitted opening hours may vary.

FIXTURES & FITTINGS

All fixtures and fittings owned outright will be transferred on completion.



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RATEABLE VALUE

The subject property is on the 2024 Rating List with a Rateable Value of £17,750 (this is not the rates payable). The current small multiplier is 49.9p. Please check www.voa.gov.uk for up to date information.

TENURE

The freehold is held on two titles HP165767 (No.66 and outside areas) and HP572796 (No.68). Offers of £2,000,000 are invited for the benefit of the freehold, fixtures and fittings and the business goodwill (if applicable). VAT status is to be confirmed subject to the purchase method.

Alternatively, a new lease is available on terms to be agreed with a guide rent of £45,000 per annum exclusive (for the ground floor and external areas only).

VIEWINGS

The business is trading so if visiting as customer please do not approach the business or staff directly (staff are not aware). Formal viewings can be arranged by appointment with sole selling agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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