

THE COMMONERS WINE BAR

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

LEASEHOLD BAR/RESTAURANT/HOSPITALITY OPPORTUNITY

savills



COMMONERS

BAR

www.commonerswinebar.com

STAFF WANTED

STAFF WANTED

Bar & Kitchen

Bar & Kitchen

WELCOME

Dogs Welcome

nhurst Council

WK 11

HIGHLIGHTS INCLUDE:

- Leasehold food and beverage opportunity in built up affluent New Forest Village
- Ground floor (85 covers) & external terrace (48)
- Fully fitted to a high standard including quality trade kitchen
- Ground floor GIA approximately 2,045 FT²
- Popular commuter village with Brockenhurst College nearby
- Rent guide £45,000 pax plus F&F value with terms to be agreed

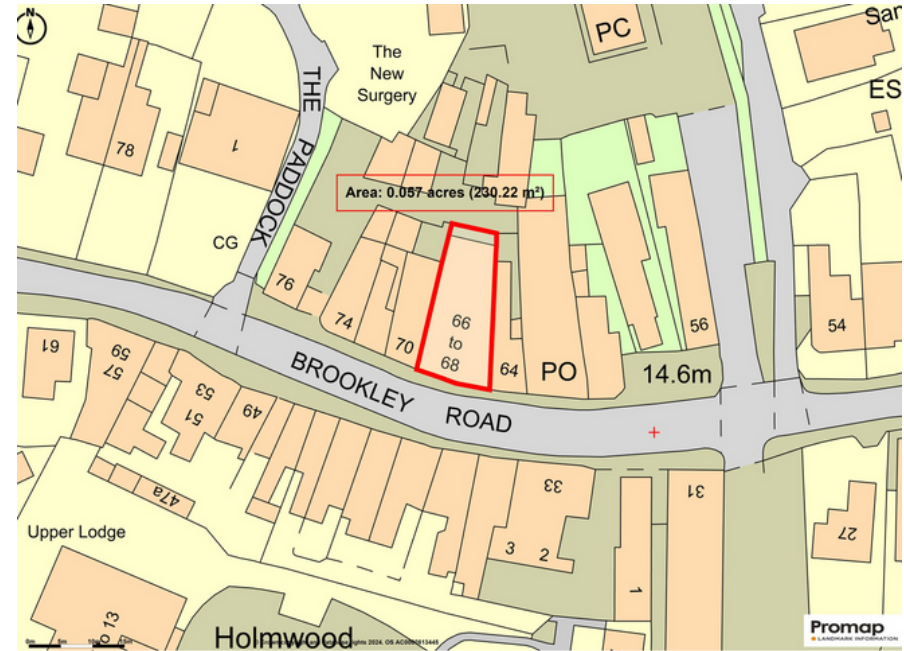
LOCATION

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 Brockenhurst 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 (not included in the lease). 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.

Floor	Use	Description	GIA (M2)	GIA (FT2)
Ground Floor	Commercial	Trade & Ancillary	190	2,045
Ground Floor	Commercial	Trade Garden	90	969

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.



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SERVICES

We understand all mains services are connected.

EPC

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.

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

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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