



REF: 483

Fleur De Lys

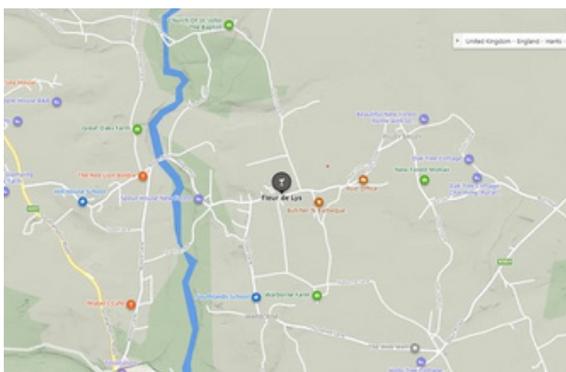
Pilley Street, Pilley, Lymington,
Hampshire SO41 5QG

LEASEHOLD

£15,000



£15,000 is the minimum capital required to take over this business on a tied basis. This will include a rent deposit, stock and working capital. Fixtures and fittings have an estimated value of £20,000 and can be purchased over a period of time.



FEATURES

- New Forest thatched village inn
- Very well presented throughout
- With many period features
- Beautiful bar and restaurant for 30
- Lovely outside space seats 60
- Commercial kitchen
- Two bedroom owner's home
- Available on tied basis or free of tie

Location

This delightfully presented village inn is located within the desirable village of Pilley, Hampshire within the New Forest. Pilley is an affluent community in the county of Hampshire and the property is the oldest in the New Forest dating back to 1096, when the first drink was poured. This is a detached inn of stone construction with painted walls, under a thatched roof, occupying a delightful and rural location.

The Business Premises

The property is also undergoing an external decoration and new signage to be completed imminently. The internal décor of the Fleur De Lys is traditional and welcoming with open fireplaces in all three areas of the pub.

Entrance Vestibule

This homely pub is separated into three trading areas - the bar, snug and restaurant. The traditional décor is apparent throughout the pub, including a rustic style bar, creating a welcoming atmosphere, perfect for a casual drink.

Bar Servery

Built with a rustic theme.



Snug Area

The snug is currently used as the relaxed area, where locals meet for that quiet drink and catch up. There is scope to enhance this offering by utilising the snug for group bookings or even private dining, creating an even more intimate experience.



Restaurant

The Fleur De Lys is known for its welcoming feel, which is evident from its intimate restaurant. This area has seating for around 30 people.



Ladies WC

Gents WC

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Outdoor Trading Area

To the rear of the property is a wonderful beer garden, a real asset to the pub. The large garden has seating for around 60 people and paints a beautiful picture with a unique wishing well presented within.



Car Park

To the side of the property is a car park with space for 15 vehicles.

Self-Contained First Floor Accommodation

The private accommodation is situated on the first floor and comprises:

Bedrooms

Two double en-suite rooms.

Dining Area

Bathroom

Lounge

With open fireplace.

Utility Area

The Business

This pub has already created a strong reputation for itself and its food offering, therefore the next publican must have the innovation to continue with this, whilst delivering the traditional pub experience the local community requires.

Tenure

The property is available either on the basis of a tied tenancy with the Stonegate Group with an introductory rent of £19,500 p.a. OR,

Free of tie rental offers will be considered. If a free of tie lease is agreed, then there will be a requirement to purchase the fixtures and fittings.

Viewing and Further Information

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.