

PROPERTY OF THE WEEK

The Fleur De Lys, Pilley, Hampshire

THE ULTIMATE 'CHOCOLATE BOX' VILLAGE INN QUOTED AS BEING THE SECOND OLDEST PUB IN ENGLAND BEING OFFERED IN SUPERB CONDITION AND SITUATED WITHIN THE DESIRABLE VILLAGE OF PILLEY, IN THE HEART OF THE NEW FOREST, HAMPSHIRE



Asking Price £99,950

Enterprise Inns Leasehold with 11 Years Remaining

Rent £43,000

**Turnover £250,000 (inc vat)
Trade Split circa 70% Food and 30% Wet.**

**Sales Agent – Guy Simmonds
01332 865112.**

A Leasehold Inn has been brought to the market by Leading National Licensed Property Agent Guy Simmonds :- The Fleur De Lys, Pilley, Hampshire

This beautifully presented Village Inn is the oldest Inn within the New Forest and apparently the second oldest in England with records showing drinks being served in 1096. This lovely business is located within the desirable village of Pilley, Hampshire. Pilley is situated 2 miles from Lymington, within The New Forest National Park.

This fully refurbished business consists of a Lounge Bar (circa 30), Dining Area (circa 30), Snug (circa 20) and stunning trade gardens to the rear (circa 60).

To complete the business is a large commercial catering kitchen, car park and 2 bedroom living accommodation.

Marc Blackford of Guy Simmonds said 'This property has been fully refurbished to a very high standard and is ready for an enthusiastic owner to realise its huge potential along with enjoying a lovely quality of life within one of the most sought after villages within the New Forest'.