



*The Old Beams Inn, Salisbury Road,  
Ringwood, Hampshire (ref 7087)  
Available leasehold.*



**GUY SIMMONDS**

**Location Report**

**THE NEW FOREST, HAMPSHIRE**

**By Stephen Taylor,**

**Managing Director**

The licensed property market at Guy Simmonds is extremely buoyant in this first quarter of 2013, with both completions and viewings both up 25%, in the south when compared with the same period in 2012. We are urgently seeking further quality leasehold and freehold businesses throughout the whole of the country and the New Forest to satisfy our purchasers' requirements.

The New Forest, Hampshire is one of the most desirable and affluent areas in the country for our purchasers and also favoured by our delegates who have completed our award-winning training courses. We are delighted to have just been favoured as sole agents to individually offer to the market 7 superb and highly profitable inns, as separate entities. These 7 businesses have individual turnovers averaging circa £645,000, resulting in a combined gross turnover for these 7 premium outlets in excess of £4,500,000.

Undoubtedly these businesses are 'premier league' inns offering beautiful properties in stunning locations and diversely trading. There are 2 separate freehold opportunities which will be of huge interest to corporate purchaser, professional operators and entrepreneurs. One of these is the renowned freehold inn and hotel complete with 10 ensuite letting bedrooms – The Burley Inn situated in Burley, taking in excess of £500,000pa with high profits. The other freehold entirety sale is The Sir Walter Tyrell situated in the idyllic village of Brook. This site again has

takings in excess of £500,000 with a gross profit in excess of £300,000 and has planning consent for 15 letting bedrooms.



***The Sir Walter Tyrell,  
Brook, Lyndhurst,  
Hampshire (Ref: 7109)***

***Price: £1,250,000  
Tenure: Freehold***

The other 5 businesses offered are held on secure leases and offer outstanding value for money when correlating the purchaser price to the high turnovers/profits. For example we are offering one superb Hotel, Inn & Restaurant (details can be viewed at [www.guysimmonds.co.uk](http://www.guysimmonds.co.uk) ref: 7089) which is situated within the New Forest Park. Turnover is circa £900,000 (inc) and the Inn/Hotel has 14 ensuite letting bedrooms. Asking price is a very realistic £149,950 for the secure, renewable lease, to include goodwill and quality fixtures & fittings. For details of the other quality New Forest businesses visit [www.guysimmonds.co.uk](http://www.guysimmonds.co.uk) (refs 7087, 7088, 7107, 7108, 7109, 7110). All of these leases in The New Forest are top quality, thriving going-concerns and will appeal to professional operators, in addition to discerning private individuals who are seeking a highly profitable business in addition to enjoying a superb life-style opportunity in this most highly desirable location.





***The Burley Inn,  
Burley  
Hampshire  
(Ref: 7110)***

***Price: £1,350,000  
Tenure: Freehold***

**This highly renowned Freehold inn, Hotel & Restaurant is superbly located in the centre of the bustling New Forest village of Burley, Hampshire. Comprises of: character lounge, bar, dining area and conservatory restaurant plus 10 en-suite letting bedrooms. Being sold as a thriving 'premier league' Freehold entirety, taking circa £500,000 pa.**



***The Swan Inn,  
Emery Down,  
Lyndhurst  
Hampshire (ref 7107).***

***Tenure: Leasehold.  
Asking Price £125,000***

**The simply stunning and highly profitable Swan Inn situated in the New Forest village of Emery Down, Hampshire, close to Lyndhurst. Situated on a main road position the Inn comprises: character lounge bar, large restaurant and dining area (70), tiered beer garden, 5 potential en-suite letting bedrooms. Turnover approaching £600,000 (inc.) held on a secure and renewable lease. A thriving village Inn with an excellent local reputation.**