

An aerial photograph of a residential area in Brockenhurst. The central focus is the 'Foresters Arms' pub, a two-story brick building with a red roof and white window frames. The pub has a sign that reads 'FORESTERS ARMS' and a smaller sign below it that says 'BAR • BEER • BOTTLES'. The pub is surrounded by a wooden fence and has an outdoor seating area with wooden tables and benches. To the left of the pub, there are several large, tan-colored tents. The surrounding area consists of various residential houses, some with solar panels on their roofs. The overall scene is a mix of traditional residential architecture and a modern outdoor dining area.

FORESTERS ARMS
10 BROOKLEY ROAD, BROCKENHURST
SO42 7RR

**FREEHOLD PUBLIC HOUSE
INVESTMENT FOR SALE**

savills



FORESTERS ARMS, 10 BROOKLEY ROAD, BROCKENHURST, SO42 7RR

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to FAPCO Ltd
- Property arranged over two levels: ground and first floors
- Site extending to 0.195 acres
- Current rent of £70,229 per annum
- Lease expires August 2042
- The rent is subject to annual RPI increases with a collar 2% and a cap of 5%
- **We are instructed to invite offers in excess of £1,100,000 (6.03% NIY)**
- Business unaffected by sale

LOCATION

Located in the village of Brockenhurst in the county of Hampshire, 13.3 miles (21.2 kilometres) south west of Southampton and 18.1 miles (29.0 kilometres) east of Bournemouth.

The Foresters Arms is situated fronting Brookley Road within a mixed residential and commercial area. Nearby occupiers include the Huntsman (Young's), the Snakecatcher and a number of independent retailers. Brockenhurst train station is located 300m to the south.

DESCRIPTION

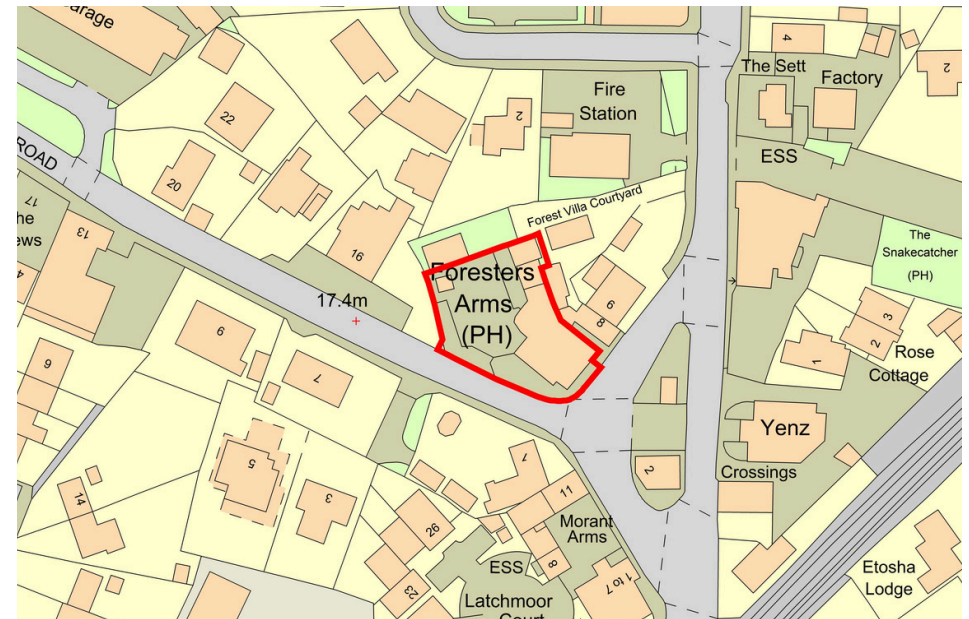
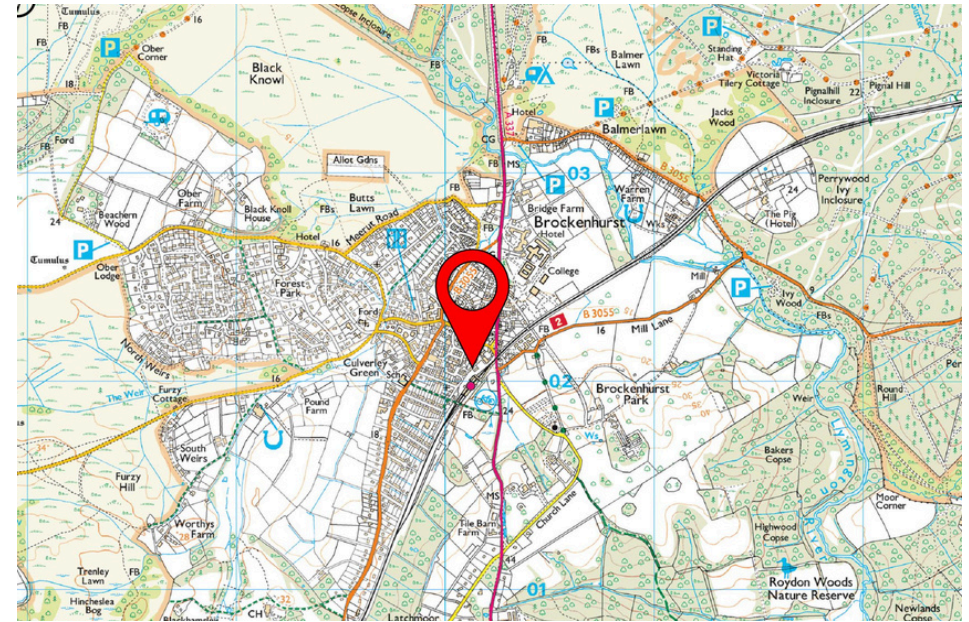
The property comprises the ground and first floor of a two storey detached property with brick elevations beneath a pitched and hipped roof.

LINKS

[GOOGLE STREET VIEW](#)

[BIRDS EYE VIEW](#)

[PANORAMIC 360 VIDEO](#)



ACCOMMODATION

Ground Floor: The ground floor provides open plan trading area with a central U-shaped bar servery and seating on loose tables, chairs, and bench seating for 35 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

First Floor: The first floor comprises managers accommodation with two bedrooms, a living room and a bathroom.

Externally: There is an enclosed customer area to the rear with seating on loose tables and chairs for 60 customers. There is no parking.

TENURE

The property is held freehold (Title Number HP601573).

TENANCY

The entire property is let to FAPCO Ltd on a 20 year lease from 4 August 2022 at a current rent of £70,229 per annum which is subject to annual RPI increases with a collar 2% and a cap of 5%. A rent deposit of £11,800 is held by the landlord.

PLANNING

The property is Grade II Listed and is situated within the Brockenhurst Conservation Area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

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TERMS

We are instructed to invite offers in excess of £1,100,000 (6.03% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

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



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SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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