



BOROUGH ARMS, LYMINGTON LYMINGTON, SO41 9GP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£15,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Borough Arms, a charming 1850s 'Posting House,' is nestled in the heart of Lymington, a picturesque Georgian coastal town on the southern edge of the New Forest. This historic pub enjoys year round tourism, thanks to its prime location amid numerous B&Bs that lack bar and restaurant facilities. Just a short stroll from the town centre, marina, and Isle of Wight ferry terminal, The Borough Arms offers the perfect balance of local charm and convenience.

With plenty of residential properties nearby, the pub benefits from a steady stream of locals, while being ideally situated across from the bustling council offices, which employ many staff from the surrounding National Park. Lymington lies 18 miles west of Southampton and 40 miles west of Portsmouth, offering stunning views across the Solent towards Yarmouth on the Isle of Wight, just four miles away. The pub is surrounded by a blend of homes, small businesses, and large council offices, with easy access to the Wightlink ferry crossing.

Pub Layout

The pub's layout naturally divides it into three distinct areas, offering flexibility and comfort. To the right, a cosy seating area can easily accommodate both diners and casual drinkers. The central space features the bar servery, with additional relaxed seating towards the front. On the left, you'll find more seating and access to the kitchen. The toilets and garden are located at the rear of the property. A spacious car park, located at both the rear and side of the pub, can accommodate approximately 25 vehicles, making it especially convenient for diners. This outdoor space has also hosted local events, such as carnivals and gatherings, with marquee setups and hog roasts. Additionally, at the back of the property, there is a large outdoor storage area housing fridges, freezers, and dry goods for the kitchen, along with a garage used for extra storage.

TRADING STYLE

The Borough has 64 covers internally and has seating areas to the front, rear and side of the pub to enjoy the summer months. The bar holds a range of three cask ales with two running on rotation and will support local brewers through the SIBA network. The Borough is not only a place for great food but also has a strong support from the community and serves as a central hub with an abundance of activity including live acoustic music, numerous charity events, the annual carnival all proving to be an integral part of the Lymington community.

ACCOMMODATION

Private Accommodation

The private accommodation consists of three bedrooms, kitchen/diner and bathroom all in good order.

FINANCIAL

Annual Rent: £31,000

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £5,000

Stock: £5,000

Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.



Community
Local



Food
Preparation
Area



Open Fire



3+ Private
Bedrooms



Cask Ale



Live Music



Kitchen



Car Park

BDM VISION

The pub is very well presented and loved by the local community and an excellent opportunity for an individual or couple to maintain and build on the current level of business. The new licensee will need a strong food background to maintain the quality and volume of food but still have a keen interest to maintain the community atmosphere and events that have put this pub back on the map.



Community Local



Food Preparation Area



Open Fire



3+ Private Bedrooms



Cask Ale



Live Music



Kitchen



Car Park