

## **Restaurant And Holiday Apartments £750,000 (Freehold) Ringwood, Hampshire**



### **Business description**

The business was established in 1982. The restaurant is open 6 days per week and generates the turnover from freshly prepared meals including weekday specials, traditional Sunday lunch and a A La Carte Menu, which offers traditional English and International cuisine. The business has an excellent reputation and is renowned for its high quality food and service, winning a Certificate of Excellence from Trip Advisor in 2013, which has generated a very loyal client base with a lot of repeat trade and word of mouth referrals.



The business has an excellent website in place to advertise the business and services offered, as well as online booking facilities. The business also hosts events and functions, such as weddings, birthday celebrations, anniversaries and business lunch meetings. The business would also benefit from a small marketing campaign to advertise the business and cuisine offered.

The property is extremely well presented and decorated to a very high standard and the restaurant area boasts approximately 60 covers. The business further benefits from a large commercial grade kitchen. As well as the restaurant the business offers two holiday apartments to the first floor which generates further income.

## **Property information**

Property: Freehold

Location: The Old Cottage Restaurant is ideally located on the outskirts of the busy market town of Ringwood and is situated on the edge of the New Forest in Hampshire. The restaurant occupies substantial 14th century premises and benefits from ample free parking within the vicinity. Ringwood is a historic market town on the east bank of the River Avon in Hampshire. The town features a weekly market in the traditional market place. Ringwood is also the home of Ringwood Brewery, which produces cask ales. Amenities within the area include schools and a health and leisure centre.

Premises details: Idyllic English restaurant on the edge of the New Forest with two holiday apartments, briefly comprising:

Ground floor with:

- Restaurant area with two entrances.
- Traditional cottage style tables and chairs for approximately 60 covers.
- Exposed beams.
- Inglenook fireplace.
- Ladies and gents Wcs.
- Bar with full range of alcoholic and soft drinks, under counter chiller units, sink, electronic cash register and credit/debit card machine.
- Separate Snug area with inglenook fireplace, wooden seating and exposed beams.
- Small lounge/waiting area with chairs, sofa`s and feature fireplace.

Commercial grade kitchen with:

- 8 x ring gas range with double oven.
- Double deep fat fryer.
- 2 x grills - one gas and one electric.
- 4 x microwave ovens.
- 2 x tall refrigerators.
- 1 x chest freezer.
- Sink unit with drainer.
- 1 x double sink and drainer.
- Extraction system.
- Stainless steel work surfaces.
- Cupboards and shelving.
- Ice machine.
- Glass washer.
- Small store room with 2 x wine refrigerators, 2 x refrigerator/freezers and dry storage.
- Purpose built fish refrigerator.

External with:

- Large garden/patio area with 6 x tables with benches and rear lawned area.
- Small public garden overlooking the River Avon.
- 2 x outbuildings.
- Wooden shed for storage and walk-in freezer.
- Brick-build store room with boiler and washing machine.

Apartment 1 sleeps 2-4 persons with:

- Lounge/kitchenette/dining area.
- Combined sink and hob.
- Fitted cupboards.
- 2 x sofas (can be used as sofa beds).
- TV.
- Oak beamed ceiling.
- Double bedroom with feature fireplace and en-suite with bath/shower, WC and wash hand basin.

Apartment 2 sleeps 4-6 persons with:

- Lounge area with 2 x sofa beds.
- Small self-contained kitchen with sink, refrigerator/freezer, hob, microwave oven and storage.
- Inglenook fireplace.
- TV.
- Storage cupboard for linen.
- Double bedroom with double bed, 2 x chairs and 2 x sofa beds.
- Double bedroom with 2 full size bunk beds.
- Bathroom with shower, bath WC and wash hand basin.

Both apartments are carpeted and decorated to a very high standard.

### **Business Operation**

Reasons for selling: Only now is the business being offered to the market due to our sellers' wish to take well deserved retirement.

Trading hours: The business is open:  
Monday: Closed  
Tuesday - Saturday: 12.00pm - 2.30pm and 6.30pm - 9.30pm  
Sunday: 12.00pm - 2.30pm

Employees: The business is owner run and managed with seasonal staff.

Years established: The business was established in 1982