



The Cloud B&B

Meerut Road, Brockenhurst, SO42 7TD

SPENCERS
NEW FOREST





THE CLOUD B&B

MEERUT ROAD • BROCKENHURST

HIGH YIELD INVESTMENT - Circa £375K forecast turnover, based upon 79% occupancy; providing a 10-12% yield on EBITA (profit).

Situated in the heart of the New Forest in Brockenhurst with direct forest access for guests, a completely redesigned and refurbished eight-bedroom guest house, formerly the famous Cloud Hotel which is set on the sought after Meerut Road within a short walk of the village amenities, pubs, and restaurants.

£1,675,000



8



5



7





The Property

This new and unique boutique bed & breakfast is of bespoke design and has been finished to a high end, high specification in all eight-bedroom suites and includes a fully equipped commercial kitchen to enable a breakfast service second to none, perhaps one day providing a range of New Forest Marque local produce.

With a focus on the discerning New Forest visitor this “hikers rest” has been designed for sleek operation and provides a lean business model with plans to utilise the latest booking technology for upfront collection of payment and the issue of exclusive key codes for each room to guests via online tools.

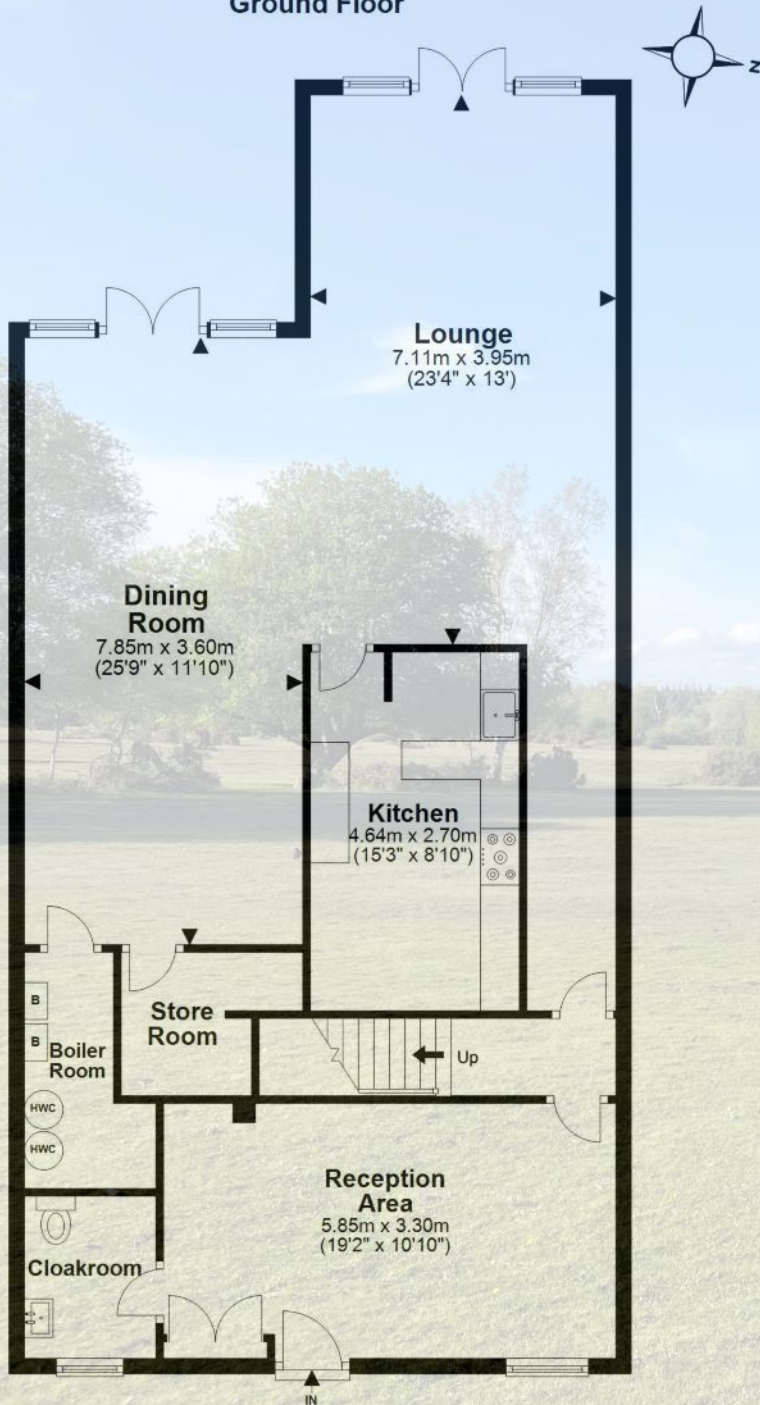
Each of the stunning suites has an individual feel to the décor with the use of a heritage paint colour palette. With a flexible arrangement to the accommodation with some suites incorporating a snug area and the ability to combine rooms for small family groups.

To the rear of the ground floor there is a superb dining space with a wall of Crittall glazed doors to a courtyard. This area provides guests with a relaxed atmosphere with the ability to kick back and enjoy the ambiance of the enchanting New Forest. The top of the range commercial kitchen can provide a casual breakfast service and has the ability for guests to self-serve other refreshments.

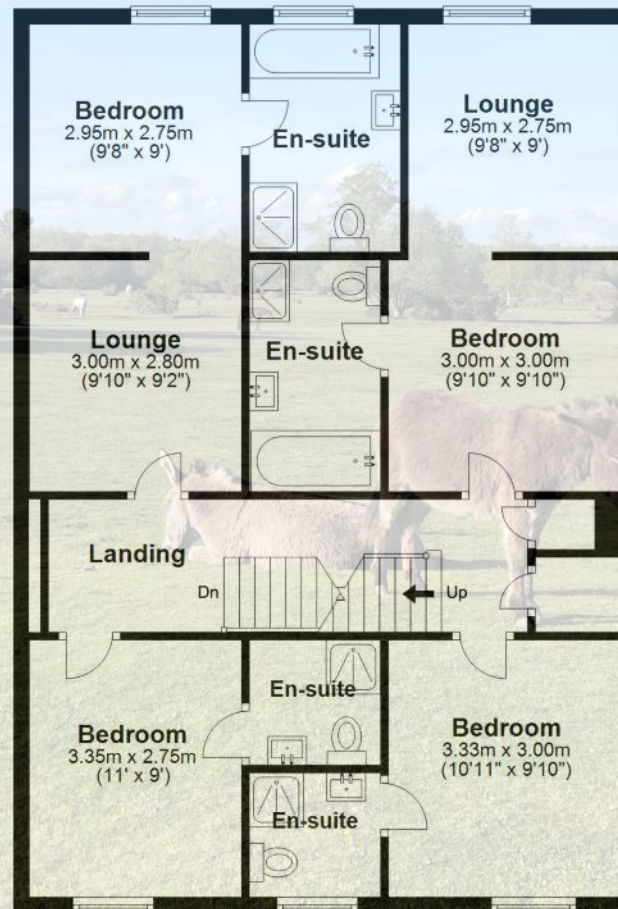
Floor Plan

Approx Gross Internal Area
267.0 sqm / 2873.4 sqft

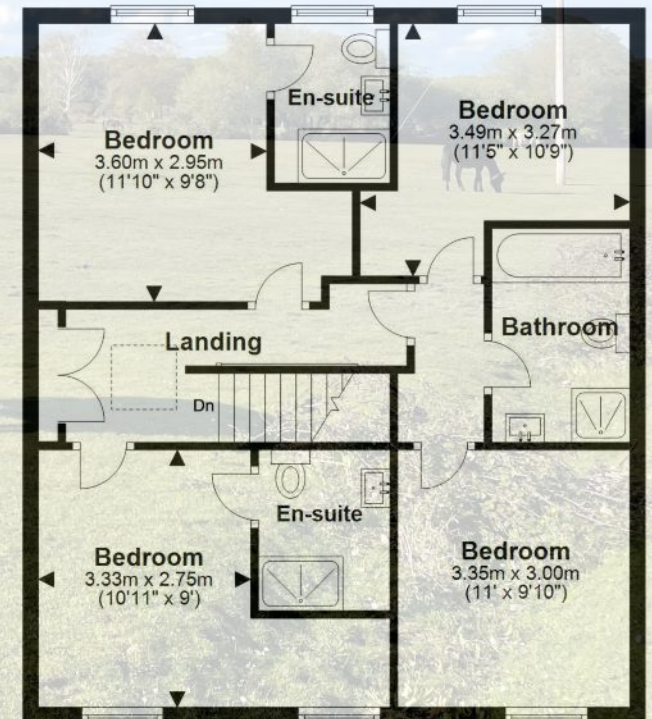
Ground Floor



First Floor



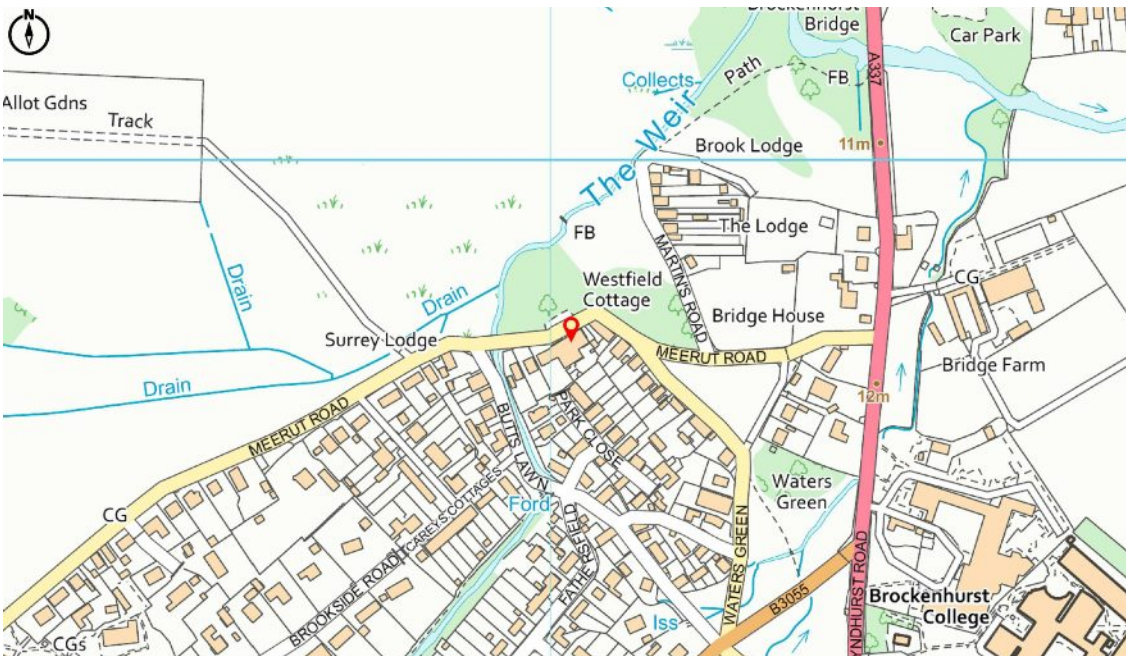
Second Floor





Key Features

- 8-9 bedroom boutique B&B
- Total internal floor area: 2,951 sqft
- Building has been operated as a hotel since 1930's
- Located in the village of Brockenhurst in a sought after, quiet forest location
- Perfect for groups/individuals/satellite accommodation for hotel group
- Direct access to open New Forest for walkers
- Remote management with electronic keycode entry system
- Rear courtyard garden
- Rear dining room/lounge
- Commercial kitchen/utility for guest meals
- Front reception area
- Designed for lean-operation B&B, minimal overheads
- Enough parking for all guests
- Lock up barn at rear for visitors' bicycles
- Extensive new conversion/restoration, 2023/24
- Potential for independent managers apartment
- New roof
- New rear walls
- New ground & first floor extensions
- New ground floor slab with insulation/underfloor heating
- New drains & services
- New electrics & central heating system
- High pressure water storage & pumps
- All new interior fittings
- New commercial kitchen
- All new insulation
- All new windows
- All new fire safety system
- New driveway/cattle grid
- New rear storage barn



Directions

From our office in Brookley Road turn right and proceed along the village high street and over The Splash. Turn right onto Rhinefield Road and then take the first right onto Meerut Road. Proceed along for approx 1/4 mile and the cottages are located on the right hand side behind picket fences.

Additional Information

All mains services connected

Council Tax Band: TBC

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Points Of Interest

Tesco Brockenhurst	0.5 miles
Brockenhurst Train Station	0.7 miles
The Pig	1.4 miles
Brockenhurst Manor Golf Club	1.6 miles
Lime Wood Hotel	5.3 miles
Waitrose Lymington	5.3 miles
Lymington High Street	5.5 miles

Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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