



A fantastic and rare opportunity to acquire a business in the heart of Burley Village. Offering a variety of seating areas both inside and out, along with well equipped kitchen area makes this an exciting opportunity for those looking to run a business in arguably one of the New Forest's quaintest villages.

The front door leads into a reception area with multi paned glazed door, wall mounted panelled radiator, lighting, serving counter and till point, opening through to a large, benched seating area offering an abundance of character with window overlooking the front and side. A hallway leads through to two cubicles with low level flush WC and a communal wall hung wash hand basin with tiled splash back. Window to rear, ceiling light point. Wall mounted Prima mains gas fired boiler serving the heating and hot water systems. A full commercial set up with prep areas, range burners, ovens and wall mounted grills, fridge/freezer and a dishwasher area. Rear access door. Door then through to the storeroom which is a perfect store and prep area with shelving and a further large fridge unit.

A large seating sits at the rear offering a seated service for up to roughly 40 covers at present in combinations of tables of 2, 4 or 6 all with a lovely outlook over the outside gardens. This area is well maintained and well-lit and offers comfortable accommodation. Wall mounted panelled radiators and thermostat control. Double doors lead at each of the room to the outside garden and seating area.

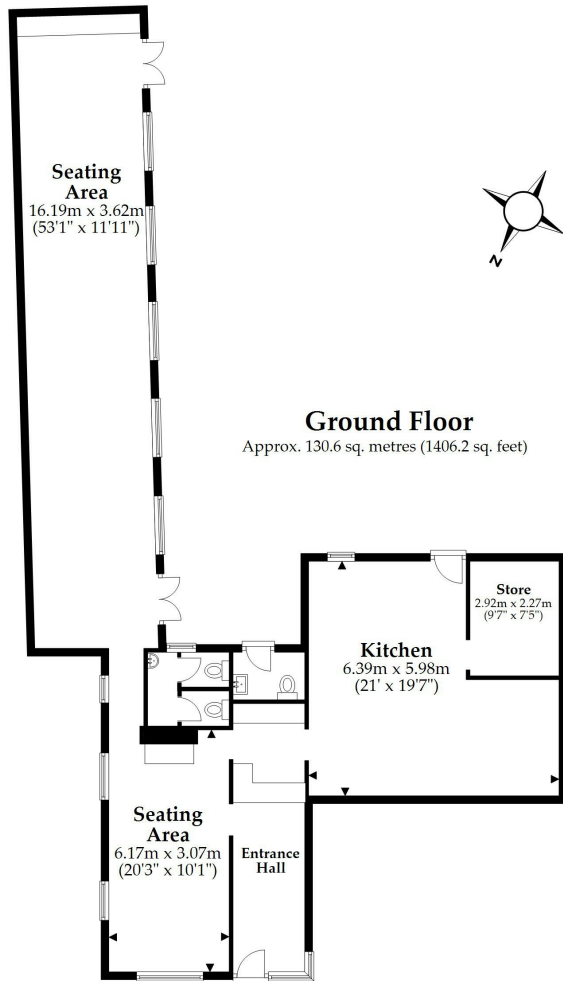
From the rear seating area there is access to a good-sized outside area laid to a mix of paved and grassed areas and offering seating for a further 10 tables outside comfortably with further access to an outside WC.

Agents Note: The rateable value for The Cider Pantry is £13,000 - currently receiving Small Business Rate Relief and 75% Hospitality Relief.

Guide Price £195,000

The Cider Pantry Tea Rooms

Pound Lane, Burley, Ringwood, BH24 4ED



Total area: approx. 130.6 sq. metres (1406.2 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



The Situation

The property is centrally located in, arguably, one of the most beautiful and sought after villages in The New Forest, ideally situated to make full use of all the wonderful facilities the Forest has to offer. Whether it be sailing at nearby Lymington (12 miles) or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (8 miles, Waterloo 90 mins.) The market town of Ringwood is but a short drive away (5 miles). The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both with their airports, are easily accessible.

Directions

From the centre of the village, turn at the war memorial into Pound Lane. Continue along for a few hundred yards and the property will be found on the left-hand side.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 or 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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