admiral
TAVERNS



BOROUGH ARMS, LYMINGTON

LYMINGTON, SO41 9GP

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£8,000

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.
There is a refurbishment planned to improve the external decoration of the pub, improve the look of the trading space and ensure the pub is set up for a great future with the right licensee(s). The refurbishment is subject to full board approval. All designs are draft and indicative only, intended to showcase the potential of the pub. The refurbishment will be refined and personalised once a long-term licensee is secured,

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.

ACCOMODATION

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

FINANCIAL

Weekly Rent: £538.46
Post investment rent: £28,000 (Once works are completed there will be a rent phasing over 5 months to achieve headline rent.)
Estimated Annual Turnover*: £375,565
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £2,000
Stock: £1,000
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.

3+ Private Bedrooms | Beer Garden | Car Park | Cask Ale | Kitchen | Food Preparation Area | Live Music | Open Fire

Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk
admiraltaverns admiral_taverns

BDM VISION

The pub is beautifully presented, well?loved by the local community and offers an excellent opportunity for an individual or couple to maintain and further develop a strong business. The new licensee(s) will need solid food experience to uphold both the quality and volume of the current offer, while also embracing the community atmosphere and events that have helped put this pub back on the map.
A refurbishment is planned to enhance both the interior and exterior of the pub, ensuring it is well positioned for future success with the right licensee(s). In return, we are offering a competitive starting package to support the new licensee(s) through the early stages of taking on the Borough Arms. We are committed to investing in the right partner and working closely with them to build the pub's long?term success. Although the advertised rent reflects the post?refurbishment level, we will provide a reduced rent until the refurbishment is complete, allowing the new licensee valuable time to establish and grow the business.


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