

SPROSEN

GROSVENOR

Commercial Property Agents & Valuers



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REF: 802

The Mill Arms

Barley Hill, Dunbridge Nr. Romsey,
Hampshire SO51 0LF

Leasehold
£25,000

**£25,000
for the valuable
trade inventory,
lease and goodwill
plus stock at valuation
and rent deposit.**



FEATURES

- Free of Tie Hampshire village freehouse, restaurant and hotel for only £25,000
- Six en-suite letting bedrooms
- Annual turnover £550,000 with massive potential
- Two high quality bar areas & conservatory restaurant
- Large well fitted commercial kitchens
- Function room for 120 and 2 car parks
- Great trade gardens
- Free of tie commercial lease
- Quality owners home with 3 bedrooms and 2 bathrooms

LOCATION

The village of Dunbridge is found in the beautiful Test Valley and is on the River Dun, attribute of the River Test.

The town of Romsey is around 3.5 miles away and the village dates back to the Domesday Book.

The Mill Arms overlooks the Mottisfont and Dunbridge Railway Station and is half a mile from Mottisfont Abbey, a National Trust property, and is an ideal base for those wanting to tour the New Forest as well as many other country activities.

THE BUSINESS PREMISES

Have been completely refurbished at a considerable cost.

Lounge Bar and Dining Area

Seats around 40 with comfortable sofas, stripped wooden floors and other quality furnishings.

Public Bar

Seats around 20 with great quality fixtures and fittings.

Conservatory Restaurant

Seats around 24 and is extremely well fitted.

Function Room

Seats up to 120 and has its own separate Bar Servery and separate entrance. This room has two removable skittle alleys.

Catering Kitchen

Extremely well fitted with a full range of high-quality trade equipment.

Second Kitchen

Also fully fitted.

Walk-In Cold Room

Cellar

Two Sets of Ladies and Gents WCs

Disabled WC



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

LETTING ACCOMMODATION

Has its own separate entrance and have all been refurbished.

The letting rooms are of a very high quality and all have en-suite bathrooms.

The bedrooms are configured as:

One family room
One twin room
Four double rooms

OWNER'S / MANAGER'S HOME

Has also been completely refurbished and comprises a:

Lounge
Fitted kitchen
Fitted family bathroom
Master bedroom with en-suite
Two double bedrooms

OUTSIDE

There are terraced trade gardens with seating for around 60 having lovely country views.

Car Park

There are 2 car parks with parking for around 50.

THE BUSINESS

Our client has invested significant sums in upgrading and improving this property.

For year ending April 2025, turnover net of VAT was in sum of £568,686.

There is great scope to improve trade which has been restricted due to ill health. Letting occupancy is currently only 20% so there is great potential in this respect.

Our view is that this is a business capable of trading at a much higher level. We are unable to warrant these comments.



TENURE

The property is subject to a 10-year commercial lease, fully renewable under the Terms of the 1954 Landlord and Tenant Act.

Annual rent is £83,556 paid quarterly in advance. The landlords will also require a rent deposit.

Rateable Value

From April 2026 - £30,750.

This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9020-8976-0388-6650-1034>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Paul Mahon 07769969590 (out of hours)
Please Email: paul@sprosen.com
Website: www.sprosen.com



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