
THE RUFUS HOUSE

Southampton Road, Lyndhurst, Hampshire, SO43 7BQ



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Southampton Road, Lyndhurst,
Hampshire, SO43 7BQ

Freehold – OIEO £1,000,000

Prominent position in renowned New Forest location

Award winning hotel

10 en-suite stylish bedrooms

Separate guest dining room

Ample off road parking

Two separate residential elements available by way of a separate negotiation

Introduction

The Rufus House Hotel has been a successful, award winning hotel for many years. It is located in a prime position in the centre of the picturesque village of Lyndhurst. This country residence hotel currently boasts 10 attractive en-suite bedrooms above a 22 cover dining and breakfast room. This property offers significant opportunities as a lifestyle business and is a rare opportunity to purchase a unique property with original characters.

Location

The village of Lyndhurst is situated within the New Forest National Park. The village has a resident population (in the ward) of approximately 3,000 persons which is significantly enhanced during the summer months given the level of tourism in the area.

The village is approximately 16 kms (10 miles) west of Southampton and 18 kms (11 miles) east of Ringwood. Road communications in the area are good with the A35, which runs directly through Lyndhurst, connecting Southampton and Bournemouth as well as the M27 motorway. Rail services to London Waterloo (travelling time approximately 1 hour 40 minutes) are available from Ashurst New Forest, a mainline station between Weymouth and London. International airports are both Bournemouth and Southampton.

The property is positioned fronting Southampton Road at its junction with Queen's Road, 0.5 km from the village's epicentre. The surrounding area is therefore made up of a mixture of commercial uses including, hotels, restaurants and residential. To the front of the hotel are acres of exceptional woodlands and open heaths, leading to the picturesque village of Beaulieu.





The Property

The hotel comprises a three storey traditional brick building under a pitched clay tiled roof. The Hotel has been extended to provide two residential flats to the left hand side. To the right hand side of the building is a Baronial corner turret with spire.

Internally upon entering the building, you are met with an attractive reception area. On the right hand side lies a bedroom and a dining/breakfast room. To the back left is an office and utility room and to the front left a second bedroom and kitchen. To the rear is an entrance to the garden.

The first floor is reached by a feature staircase and comprises a further five bedrooms, all of which are en-suite and one of which is particularly large and includes the turret. The second floor comprises 4 en-suite rooms as well as a guest lounge with a fireplace which boasts views out toward Beaulieu Road and the New Forest National Park. A 2 bedroom en-suite flat could easily be created thereby separating the hotel business.

The total G.I.A for the hotel element is as follows

FLOOR	SQ M	SQ FT
Ground	193.8	2,086
First	144.3	1,553
Second	114.7	1,235
Total	452.8	4,874

The two residential elements could be included in the sale (POA). They comprise a one bedroom apartment with bathroom and kitchen/ lounge (rear) and a two bedroom apartment (front) again with kitchen/lounge and bathroom.

Externally to the rear is an attractive garden laid to lawn with patio in part and a wooden shed. There are also 7 parking spaces.

To the front of the property there are 5 parking spaces on gravel, two of which are reserved for the residential flats.

The Business

The hotel is a 'mid' tier hotel catering for a wide

target market and has been awarded 4 star B&B to small hotel status. The hotel also boasts a Trip Advisor Certificate of Excellence Gold 4 Star award with a 4.5/5 rating from 389 reviews (02/10/17).

The hotel is clearly a seasonal business but despite this, occupancy rates are strong.

The hotel currently trades under the VAT threshold but would suit owner occupiers looking for a lifestyle business in a prime position in Lyndhurst. Accounting information will be provided to seriously interested parties upon request.

Tariff

The tariff for the hotel fluctuates depending on the bedroom and time of year. A deluxe room charge during a mid-week winter month is approximately £79. During the summer months this is circa £125 a night inclusive of VAT and breakfast.

Tenure

The freehold of the Hotel is available, shown to the north east of the Ordnance Survey data below. The residential aspect, to the south west of the site, is available by way of separate negotiation. Price on application

Inventory & Stock

Fixtures, fittings and equipment are included in the sale with general stock at valuation on completion.

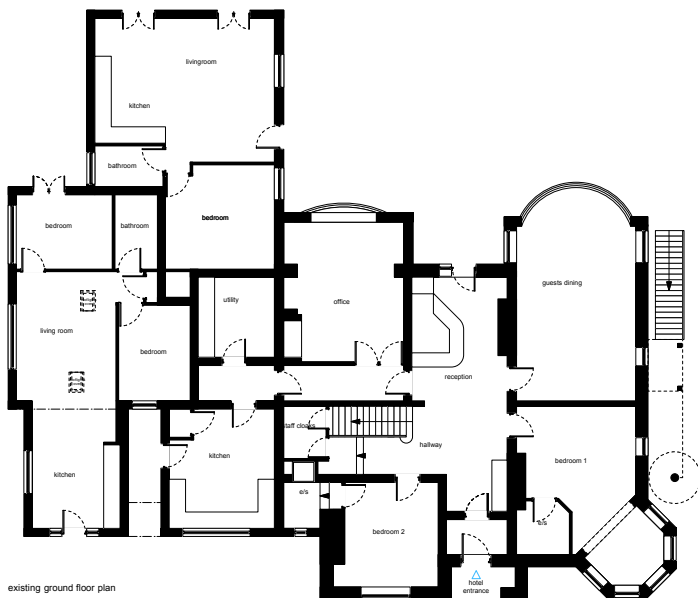
Rating & Council Tax

The property is Listed in the 2017 Rating List with a rateable value of £15,000. The National Multiplier in England and Wales for 2017/2018 is 0.479.

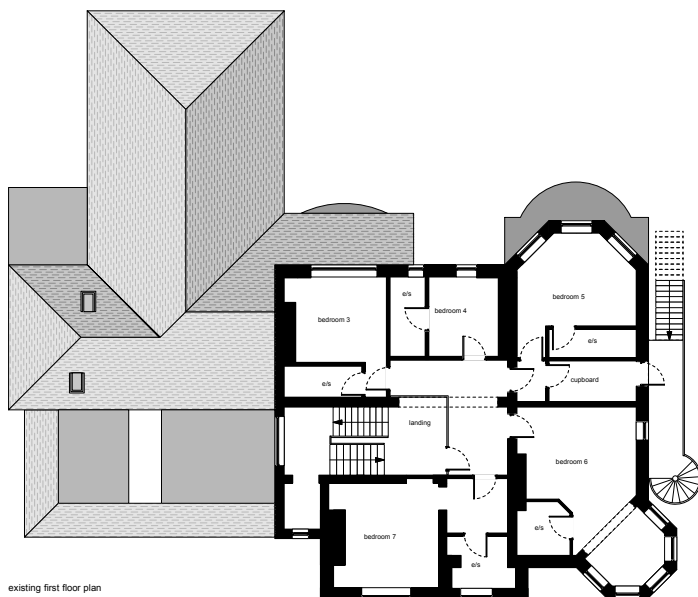
The property is also listed under the domestic assessment because of the private residence at the rear. It currently falls within tax band 'C' and for the latest 2016/17 tax year, £1,401.77 is payable.

Services

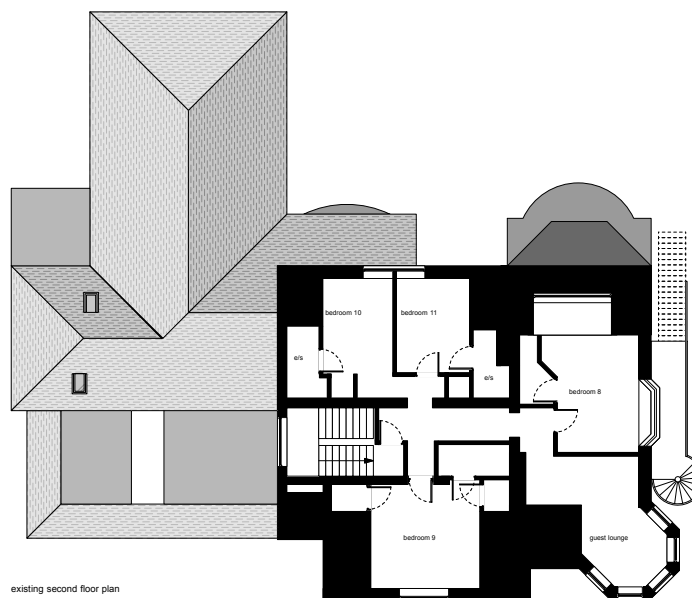
The property is served by mains water, gas and electricity. Wi-Fi is provided throughout.



existing ground floor plan



existing first floor plan



existing second floor plan

Energy Performance Certificate

The Hotel has been awarded an EPC rating of 'C62' and will be available on request.

Price

Offers in excess of £1,000,000 for the hotel. POA for the residential aspect.

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