

**Gamekeeper**  
268 Woodlands Road  
Ashurst  
Southampton  
SO40 7GH

SINCE 1875  
**WADSWORTH**  
TRADITIONS WORTH HOLDING ON TO

## Introduction

A pub sitting in the east of the New Forest, the Gamekeeper offers the locals of Woodlands, Ashurst and its visitors a traditional country public house to enjoy. The New Forest National Park lies within the county of Hampshire in the South of England and is firm favourite as a holiday destination and public attraction. Famous for its native ponies, scenery, and wealth of outdoor adventure opportunities, it provides the perfect setting for a country pub.



### Trading Potential

The Gamekeeper is a well-established business, popular in the area. Both its tasteful décor and relaxed dining environment create a pleasant and welcoming atmosphere for its customers. Its location brings visitors from all around, ideal for business, with the additional benefit of excellent local support, there is great opportunity for new Business Partners to continue to grow an already successful establishment.

### New Business Partner Profile

The new Business Partners will ideally be experienced, owner operators with catering skills to successfully deliver a quality food and drink offer. Engaging with the local community would be important and ideas for events and participating in local activities would be favorable.

### Trade Areas

Internally, the Gamekeeper has a large L shaped bar area providing bar seating. Surrounding the bar is an inviting dining area with 62 covers warmed by a log burner, which welcomes visitors to enjoy a meal or beverage. To the rear of the pub there is a further seating area which the pub calls 'the garden room' this creates a section for diners or small parties away from the bar. The pub is wheelchair accessible with a modern disabled toilet, easily available on the ground floor with the ladies and gents.

The kitchen is fully equipped with a separate storeroom. The cellar is on the ground floor at the side of the pub enabling straightforward access for deliveries.

### External Areas

The front entrance to the pub has space for 18 covers. At the rear is a large patio partially covered by a pergola. The current Business Partners are also using marquees, together this generates a fantastic all year-round space to enjoy. It provides space for around 55 covers on picnic bench seating, plus its cosy cushioned garden seating zones. Beyond the patio is a grassed area with spaces for 16 picnic benches and a recently built children's play area.

The large car park to the rear of the pub allows plenty of space for customers to park during their visit. Behind the car park is a field which has been previously used for events arranged by the pub and locals, it could provide an additional business opportunity.

### Private Accommodation

The private accommodation comprises of an open plan kitchen and lounge area, bathroom with a shower and two double bedrooms.



### Capital Required

Fixtures & Fittings estimated to be	<u>Circa £20,000</u>
Stock estimated to be	£6,000
Security Deposit	£8,000
Minimum working capital required	£5,000
Total (circa) without fixtures & fittings	£19,000

For further details, please email:

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