

PROPERTY FOR SALE

Ref: 9353

# Commercial Property

18 High Street, Lyndhurst, Hampshire, SO43 7BD



Passionate about selling your business.

# Property: £1,200,000

EPC rating: C / Business rates: TBC

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Not Applicable

## Commercial Property With Accommodation - Hampshire

Blacks Brokers are pleased to bring to the market this commercial property with accommodation in Lyndhurst, Hampshire.

- ✓ Prime Lyndhurst High Street Location
- ✓ Former Restaurant With Bar And Kitchen
- ✓ Three Storey Mixed Use Property - Floor Plan Available
- ✓ Excellent Redevelopment Opportunity To Let Out
- ✓ 7 Bedroom Accommodation With Separate Entrance
- ✓ Premises Licence Mon-Sat 10:00-24:00 Sun 12:00-23:30
- ✓ Air Conditioning Units Installed
- ✓ Vacant Possession On Completion



## About

This opportunity involves the freehold sale of a vacant commercial premises situated in a prime position on Lyndhurst High Street, Hampshire. Previously operating as a Chinese restaurant, the property is now available with vacant possession and offers significant potential for redevelopment or commercial investment. The current owner is seeking a sale due to retirement. The property is ideally suited to an investor or developer seeking a mixed-use income opportunity or a high street commercial asset in a sought-after New Forest location.

## Location

Lyndhurst is a thriving village at the heart of the New Forest National Park, drawing year-round footfall from both residents and tourists. The property occupies a prominent position on the High Street, surrounded by a mix of independent retailers, cafés, and national brands. It benefits from strong transport links, with Brockenhurst railway station approximately four miles away, offering direct services to London and the South Coast. The M27 motorway is easily accessible, connecting Lyndhurst to Southampton, Bournemouth and further afield. The area's popularity with both locals and visitors makes this a particularly attractive location for a commercial investment.

## Premises Details

This is a substantial three-storey, single-fronted property comprising a ground floor formerly fitted out as a restaurant, with bar area, commercial kitchen, customer toilets, and storage space. The first floor is split into two sections: one side offers four bedrooms, a kitchen, lounge, and bathroom; the other comprises three further bedrooms and a bathroom. On the second floor, there is an additional bedroom. To the rear, an extension includes a self-contained one-bedroom flat with kitchen, lounge, and bathroom, ideal for staff accommodation or rental. Externally, there is a private yard for bin storage, and a large public car park is conveniently located nearby. Air conditioning units are installed throughout the property.



## Financial Information

As the premises are currently vacant, there is no trading financial data to disclose. However, the property offers substantial potential for rental income from both commercial and residential elements, subject to refurbishment and planning consents where applicable. The flexibility of the layout provides options for multi-tenant occupancy or full conversion for residential investment, subject to relevant permissions.

## Included In The Sale

The sale includes the full freehold title to the property at 18 High Street, Lyndhurst, SO43 7BD. Fixtures remaining from the previous restaurant use, including bar fittings,

commercial kitchen infrastructure, and air conditioning units, are also included. The property is being sold with vacant possession.

## Summary

This is a rare opportunity to acquire a prominently positioned commercial freehold in the centre of Lyndhurst, within the New Forest National Park. Its high street frontage, large internal footprint, and existing mixed-use configuration provide excellent potential for investment or redevelopment. With tourism, local trade, and rental demand remaining strong in the area, this property represents a compelling proposition for investors looking for value-add opportunities in a highly desirable location. Early viewing is recommended to avoid disappointment.







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## Contact

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