



## **Baker Arms**

The Cross, Child Okeford, Dorset, DT11 8ED

### **Leasehold Offers Invited**

Ref: 40737

- Centre of large vibrant village
- Village green style property opposite church
- Easy to run single bar operation
- Three bedroom flat
- Trade gardens
- Separate holiday cottage

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**SP** **Sidney  
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## LOCATION

The Baker Arms occupies a central position in the highly desirable village of Child Okeford. The village is approximately 3 miles from the town of Sturminster Newton and is close to Blandford Forum and Shaftesbury which features Gold Hill.

Child Okeford has many facilities serving the population of circa 1,100 people. The village has a doctors surgery, Post Office/general store, primary school and Gold Hill farm (a craft centre and organic farm shop).

The Baker Arms has a 'village green' type setting' overlooking the war memorial and church.

Child Okeford is approximately 20 miles from the Dorset coast at Poole.

## TRADE AREAS

Front inner ENTRANCE PORCH.

The MAIN BAR is open plan with open fireplaces at either end, one of which is for display, the other being of rustic brick with inset log burner. Half of the room has slate floor with the remainder being of fitted carpet and dark wood bar walkway. Furnishing include a variety of chattels including tables and chairs, with a seating capacity of 36. Panelled faced bar servery with matching canopy over and mirrored back bar cabinet.

Offset are MALE & FEMALE WCs.

Conveniently at the rear of the servery is the CATERING KITCHEN.

Good sized BEER CELLAR.

## OWNERS ACCOMMODATION

At first floor level with particularly spacious rooms:

- 3 x DOUBLE BEDROOM
- SITTING ROOM
- BATHROOM
- SHOWER ROOM

The LOFT SPACE is particularly large and could well suit a loft conversion.

## LETTING ACCOMMODATION - DAISY COTTAGE

A detached cottage within the gardens is popular for letting. This is particularly well presented with:

- LOUNGE DINNER with sofa bed
- DOUBLE BEDROOM,
- KITCHEN
- BATHROOM & SHOWER

## EXTERNAL

Side driveway to an inner CAR PARKING AREA. A good sized marquee with furniture, heaters, lighting and power is an added facility in 2020/2021.

This is beside a mature GARDEN which is of cottage character is well presented.

An adjoining cottage garden serves Daisy Cottage.

## THE BUSINESS

The Baker Arms has been under the present ownership since 2017. The business is the hub of the local community with an equal split of turnover between food and drink. Daisy Cottage is a popular facility and has a high level of occupancy.

The business has a turnover (ignoring Covid lockdowns) exceeds £200,000 (net of VAT) per annum. Further accounting detail can be provided following a formal viewing.

## LICENCE

A full Premises Licence is held between the hours of 10:00-01:00.

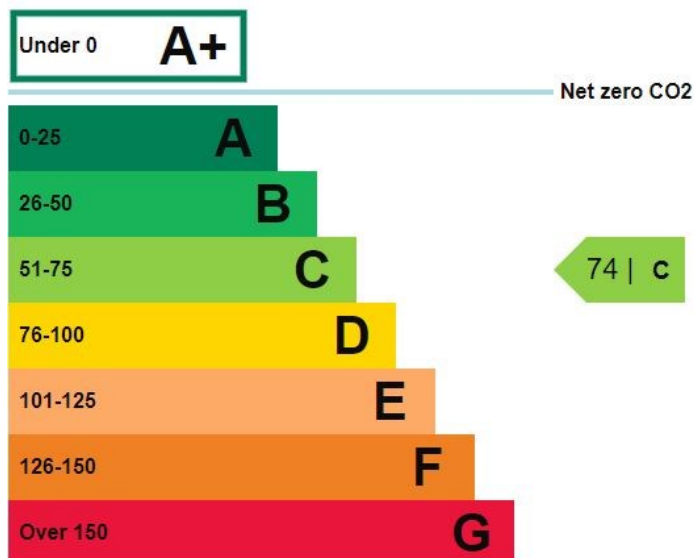
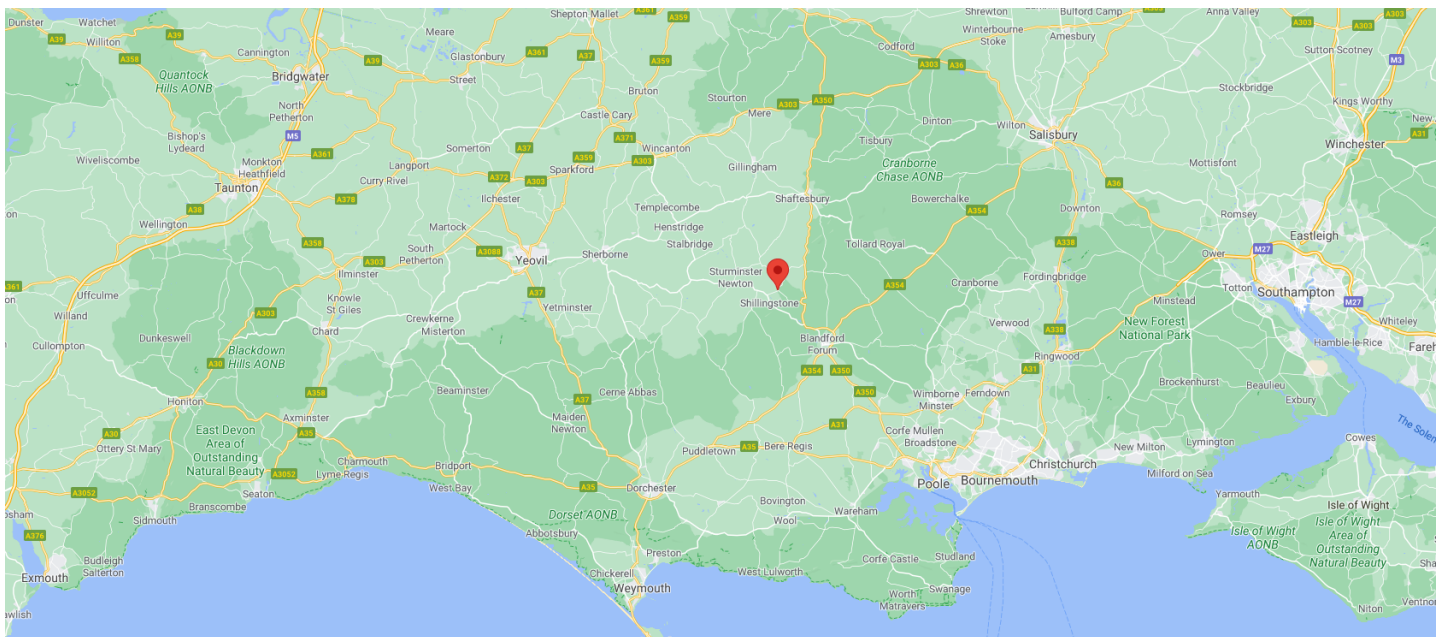
## SERVICES

EPC exempt as a listed building.

All mains services are connected.



|                                       |                                                                                                                                                                                                                                                  |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LEASEHOLD</b>                      | <b>Leasehold offers invited</b> to include fixtures & fittings and goodwill. Stock at valuation in addition.                                                                                                                                     |
| <b>TERM</b>                           | For a term of 10 years (December 2017 –December 2027)                                                                                                                                                                                            |
| <b>LANDLORD &amp; TENANT ACT 1954</b> | Inside Part II Landlord & Tenant Act 1954                                                                                                                                                                                                        |
| <b>ASSIGNABILITY</b>                  | Assignable subject to Landlord’s consent                                                                                                                                                                                                         |
| <b>RENT</b>                           | Annual rent £30,000 paid quarterly in advance                                                                                                                                                                                                    |
| <b>RENT REVIEW</b>                    | Subject to rent reviews every third year of the term                                                                                                                                                                                             |
| <b>REPAIR LIABILITY</b>               | Full repairing and insuring lease agreement.                                                                                                                                                                                                     |
| <b>TIE</b>                            | Free of all trade ties                                                                                                                                                                                                                           |
| <b>INSURANCE</b>                      | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent                                                                                                                               |
| <b>OTHER</b>                          | An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum. |



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