



The Penruddocke Arms

Hindon Road, Dinton, Salisbury, Wiltshire, SP3 5EL

Leasehold £20,000

- Grade II listed village free house in Cranborne Chase
- Main bar (50), restaurant (40)
- Five en-suite letting bedrooms & separate owners bedsit
- Large car park and spacious lawned trade garden
- Currently operates on a casual basis

Ref: 92103

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SP Sidney
Phillips



LOCATION

Named after Colonel Penruddocke, the Penruddocke Arms occupies a prominent roadside position on the outskirts of the desirable village of Dinton. The village is situated in the Nadder Valley in the Cranborne Chase, an Area of Outstanding Natural Beauty.

Dinton is served by a village hall, two public houses (including The Penruddocke Arms), a primary school and a church. A notable attraction to the village is Dinton Park and Philip House, which is part of the National Trust.

The village lies approximately 8 miles west of Salisbury and 30 miles north-east of Shaftesbury. Dinton has a population of several hundred people and contains many fine residential properties. A mainline railway station is located 4 miles west at Tisbury, this is on the London Waterloo to Exeter line. Fast road communications across the west country are achieved on the A303, located 4 miles to the north.

The Penruddocke Arms occupies a Grade II listed two-storey public house under a pitched tiled roof.

The property is briefly described as follows:

TRADE AREAS

Entrance porch from the front of the property into the MAIN BAR, decorated in a contemporary manner with newly fitted carpet, exposed brick walls, open fireplace, exposed timber beams and panelled front polished top BAR SERVERY with back bar display. This trade space is fitted with modern leather chairs and bar stools with polished wooden tables providing seating for approximately 50 customers.

RESTAURANT arranged over split levels, fitted with oak flooring, furnishings including modern leather chairs and polished wooden tables that can seat approximately 40 customers.

LADIES AND GENTLEMEN'S TOILETS.

Adjacent to the restaurant is a fully fitted COMMERCIAL KITCHEN with quarry tiled flooring and a range of stainless steel equipment including a pizza oven. PREPARATION AND WASH UP AREAS with non-slip flooring. LAUNDRY ROOM.

Ground floor REFRIGERATED BEER CELLAR.

LETTING ACCOMMODATION

Located at first floor with separate access to the rear of the property via a trade garden.

- SINGLE BEDROOM with EN SUITE
- DOUBLE BEDROOM with EN SUITE
- THREE FAMILY ROOMS with EN SUITES

OWNERS ACCOMMODATION

Located on the right side of the property is a BEDSIT/STUDIO FLAT comprising a LOUNGE/BEDROOM with KITCHEN AREA. BATHROOM.

EXTERNAL

LARGE LAWNED TRADE SPACE surrounded by mature gardens with bench seating for circa 80 customers. Substantial CAR PARK which can provide parking for circa 40 vehicles.

THE BUSINESS

The Penruddocke Arms has been in the hands of the current owners since 2014, operating as a food destination public house with loyal locals and tourism as its main clientele.

The business is currently trading casually to fit in with the lifestyle of our clients. Opening only three days a week in 2021 they achieved an adjusted net profit of £49,244. Before the Covid 19 pandemic our clients opened six days a week, only closing on Monday and Saturday lunchtimes. During this period they achieved an adjusted net profit of £59,407. Further accounting information can be made available to serious parties following a formal viewing.

We are of the opinion that The Penruddocke Arms would suit an experienced operator who could continue to drive the pizza food offering which has proved highly popular and expand on the opening hours as there is scope to increase turnover and profitability.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

Mains electricity and water are connected. Oil fired central heating. LPG gas for cooking. Sewage treatment plant.

EPC

The property is Grade II listed.

LOCAL AUTHORITY

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Tel: 0300 456 0100

Rateable Value : £1,500



LEASEHOLD	£20,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.
TERM	For a term of seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent, such approval not to be unreasonably withheld.
DEPOSIT	The successful applicant will be required to lodge with the freeholder a deposit equivalent to a quarter's rent in advance.
RENT	Annual rent £25,000, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Full repairing and insuring lease agreement.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	Please note that VAT will not be payable on the Premium and rental payments.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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