



San Tonino Trattoria

1 Mustons Lane, Shaftesbury, Dorset SP7 8AD

Leasehold £149,000

- Dorset town centre licensed premises
- Open plan restaurant (100), function room (25)
- Professionally equipped catering kitchen
- Side terrace (20)
- Well established business in a unique property adjacent to high street
- Weekly gross turnover in excess of £10,000

Ref: 95037

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LOCATION

San Tonino Trattoria is located in the town centre of Shaftesbury, a desirable hilltop town in North Dorset, close to the Wiltshire border. At over 750ft above sea level, Shaftesbury is one of the highest towns in England and has a population of approximately 9,000. It has magnificent views over Thomas Hardy's Blackmore Vale and is positioned on the edge of Cranborne Chase (AONB). The town is at the crossroads of the A30 and the A50, providing good road communications to the towns of Warminster, Sherbourne, Yeovil and Blandford Forum.

Shaftesbury is the site of the former Shaftesbury Abbey. The Abbey was founded in 888 AD by King Alfred and became one of the richest religious establishments in the country, before its dissolution in 1539 by King Henry VIII. In more recent times, the steep cobbled street of Gold Hill was famously used in the 1970s televised Hovis Bread advertisement and, to this day, is a popular tourist destination. A number of independent shops, boutiques, tea rooms and gift shops can be found on the high street.

San Tonino Restaurant occupies a prominent and notable two storey, Grade II listed former congregational church of Bath Stone construction. The property features a central Corinthian portico and pediment. The portico is flanked by round headed windows. The property is briefly described as follows:

TRADE AREAS

It should be noted that the business being offered for sale comprises the ground floor only.

Entrance from Mustons Lane through grand porch into vaulted, open plan RESTAURANT with bespoke chandelier and feature round headed windows. The restaurant seats approximately 90-100 customers. This trade space has a concrete topped BAR SERVERY with wood and mirrored back bar display with integrated lighting. The back bar area is spacious with glass washer, commercial coffee machine and BOTTLE STORE.

BACK BAR/FUNCTION ROOM featuring large BAR SERVERY with mirrored back bar dresser, fitted carpet and tables and chairs to seat around 25 customers. This room has French doors that lead to the TRADE PATIO.

LADIES', GENTLEMEN'S and DISABLED CUSTOMER TOILETS.

Additional BOTTLE STORE.

DESSERT PREPARATION AREA.

CATERING KITCHEN with tiled walls and floor. Fitted with an extensive range of stainless steel equipment, including two pizza ovens, a six burner cooker and a large, stainless steel extraction canopy.

UTILITY ROOM with boiler. STAFF TOILETS.

EXTERNAL

FORECOURT GROUNDS to be maintained, comprising a listed graveyard. Side TERRACE with artificial grass and tables and chairs to accommodate 20 customers for alfresco dining. Adjoining the side terrace is a council owned pay and display CAR PARK which is free in the evenings and has a passageway leading to San Tonino.

THE BUSINESS

Our client has operated San Tonino for several years and has built a business with an excellent reputation in the town of Shaftesbury. It operates as a traditional Italian restaurant and is popular with locals, residents of the surrounding towns and villages, and the many tourists visiting or staying in the town. It is also a popular venue for local businesses during seasonal holidays.

We are advised that the weekly gross turnover varies between £10,000 - £12,000 throughout the year with the forthcoming annual net turnover expected to be in the region of £450,000. Our client estimates that the annual net profit will likely be in the region of £180,000. Note: the agents have not witnessed certified accounts but further accounting information may be made available to serious parties following a formal viewing.

We are of the opinion that this business could continue to operate in its current (or a very similar) format due to its strong levels of turnover and profit. However, due to the location and unique charm of the premises, the venue may also suit an alternative food-orientated operation.



TENURE & PRICE

LEASEHOLD £149,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The property is held on a part repairing and insuring lease agreement from a private individual. The lease is a 25 year term which began in July 2018. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £30,000 per annum paid monthly in advance, subject to five yearly rent reviews at Open Market Rent. We have been advised that a incoming party will be required to provide a rental deposit to the Landlord of £2,500 in advance. The lease is free of all trade ties.

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

Viewing strictly by appointment only.

LICENCE

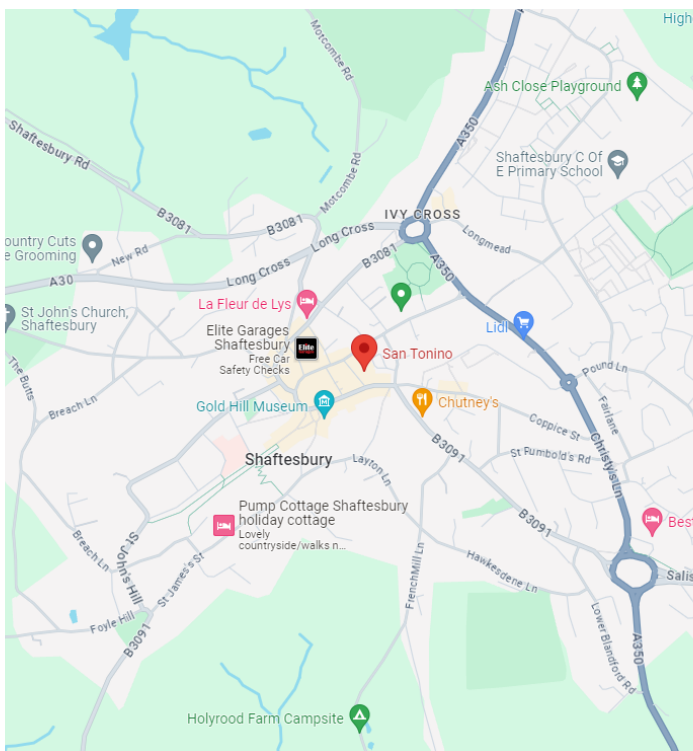
A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Dorset Council

Rateable Value as at 01 April 2023: £27,750



BUSINESS MORTGAGES

01834 849795

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UTILITY HELPLINE

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EPC Reference: The property is Grade II Listed and therefore exempt

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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