



Saxon Inn

Gold Hill, Child, Okeford, Blandford Forum, Dorset, DT11 8HD

Leasehold £49,500

- Dorset Village Freehouse
- Attractive cottage style property with landscaped gardens
- Character bars and dining area
- Versatile home / letting accommodation
- 4 Ensuite letting rooms / 4 private bedrooms
- Historic turnover averages £250,000 p/a

Ref: 91989

01460 259100

wessex@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Saxon Inn occupies a secluded position in the highly desirable Dorset village of Child Okeford which is approximately 3 miles from the town Sturminster Newton close to Blandford Forum and Shaftesbury/Gold Hill.

Child Okeford is a vibrant village, has a population of over 1,100 people and has a variety of facilities including a doctors surgery, a post office and general store, a primary school and Gold Hill Farm which is a craft centre and organic farm shop.

The Saxon inn was formally a row of small cottages and has the characteristics of this. Child Okeford is approximately 20 miles from the Dorset coast at Poole.

TRADE AREAS

FRONT ENTRANCE leading into the newly refurbished 'VILLAGE BAR' area which is centred around a panel fronted BAR SERVERY with polished light wood top and inset LED back bar lighting. There are two dedicated RESTAURANT AREAS which are solely for food. There is seating for approximately 60 customers. Throughout there are character features including overhead beams, painted dado panelling and feature rustic brick inglenook fireplace with inset log burner. All sections have carpeting with the main thoroughfare having natural wood flooring. French doors lead from the trading areas to the REAR GARDENS.

Refrigerated BEER STORE. All the beer dispense equipment and coolers are well maintained. Galley style CATERING KITCHEN with comprehensive range of stainless steel equipment and 'wash up' area. Separate dessert prep area.

SITTING ROOM/PROPRIETOR'S OFFICE.

OWNERS ACCOMMODATION

Located at first floor is the OWNERS/LETTING ACCOMMODATION which is very versatile and can be split between owners demands and letting requirements. The current layout is that FOUR BEDROOMS are available for letting, with all rooms having EN-SUITE facilities.

The owners accommodations provides 3 DOUBLE BEDROOMS, 'HOUSEMAIDS' ROOM which could be a single bedroom, OFFICE and FAMILY BATHROOM.

EXTERNAL

A DRIVEWAY leads from Gold Hill into the CAR PARKS which are to the front and rear of the property.

The grounds are an exceptional facility with a lawned BEER GARDEN having table and bench sets, surrounded by mature hedging beyond which is open countryside. A rustic timber constructed pitched and shingle roof shelter covers part of the paved patio. There is seating for circa 90 covers. The terrace has electricity installed in preparation for heaters/music etc.

A stone outbuilding is currently used as WORKSHOP/STORE but has the possibility to convert to further letting accommodation.

PRIVATE GARDEN for the owners use.

THE BUSINESS

This is a long established community based village free house which attracts customers from this village and the many other nearby villages and towns within the vicinity. Child Okeford is also popular with walkers and cyclists and benefits from nearby access to the Wessex Ridgeway.

The Saxon Inn has a long history of consistent turnover which tends to average circa £250,000 per annum.

The letting room aspect of the business is particularly lucrative.

LICENCE

A Premises Licence is held for the sale of alcohol between the hours of 10.00 am until 01.00 am seven days a week. Playing of recorded music is also permitted.

SERVICES

All mains services are connected, gas fired central heating.

Local Authority: Dorset Council, South Walks House, Charles Street, Dorchester, Dorset, DT1 1EE

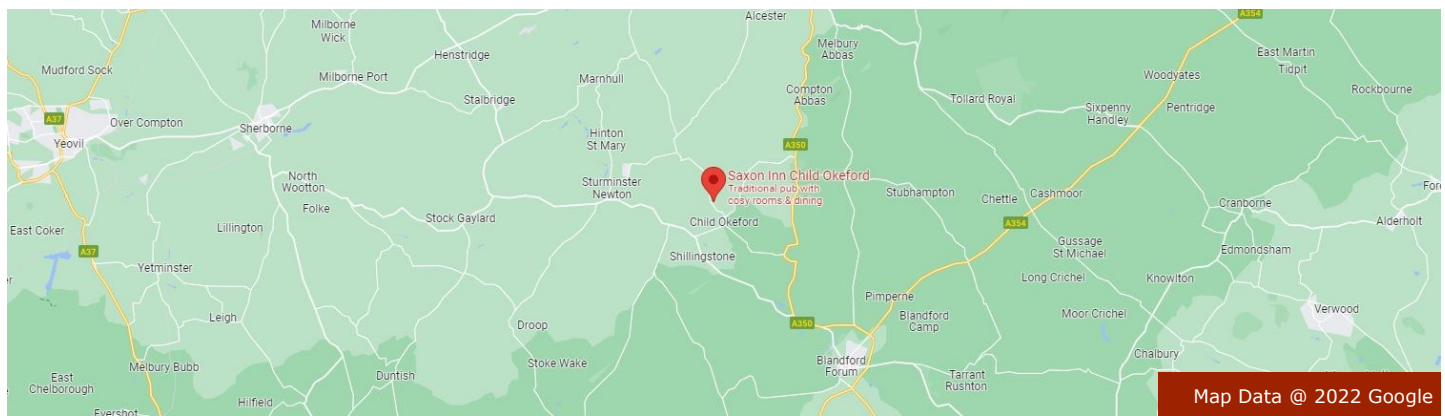
Telephone: 01305 221000

Rateable Value: £14,350



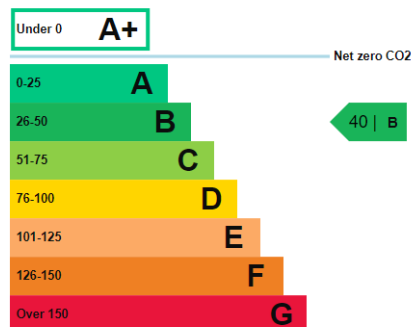
LEASEHOLD	£49,500 to include the inventory of fixtures fittings and effects.
TERM	For a term of 8 years, commencing the 28th July 2021
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
RENT	Annual rent £30,000, paid monthly in advance
RENT REVIEW	Subject to rent reviews every third year of the term, and calculated "by multiplying the initial rent by the latest All Items index value of the Index of Retail Prices published by the Office for National Statistics"
REPAIR LIABILITY	Full repairing and insuring lease agreement, with Landlord retaining responsibility for the roof
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

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 0020-0644-5879-3625-1006

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons