



The Acorn

Northmead Drive, Creekmoor, Poole, Dorset BH17 7XZ

Leasehold £60,000

- Dorset coastal town public house
- Purpose-built in desirable residential suburb
- Open plan bar (100)
- Four bedroom owners accommodation
- Enclosed gardens and car park
- High level of turnover and profitability

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LOCATION

The Acorn is a purpose-built public house constructed in 1985 to serve the high volume of housing developments built in the immediate vicinity. Creekmoor is a vibrant community with The Acorn standing next to a modern church of similar construction and neighbourhood shopping facilities including a supermarket. The housing developments are predominantly private dwellings serving a population of over 9,000. Creekmoor is bordered by Upton Heath Nature Reserve and Upton Country Park. Creekmoor is a suburb of the large coastal town of Poole which is a sea port with a population of over 121,000. Poole adjoins Bournemouth which has a population of over 183,000.

TRADE AREAS

Front and side entrances into the OPEN PLAN BAR AREA which is split level, divided by a central brick open sided fireplace which incorporates a gas 'log effect' fire. There are natural brick wall features, ornamental beams and furnishings including part fitted carpet, part wood floorboards and dark wood tables and chairs to seat 100. Panel fronted, polished top BAR SERVERY counter with box canopy over. Immediately to the rear of the servery is the CATERING KITCHEN with stainless steel extractor fan canopy, stainless steel equipment and safety floor covering. PREPARATION KITCHEN, 'WASH UP' and STAFF WC. Cleaner's cupboard. Refrigerated BEER CELLAR.

INNER HALLWAY with access to the garden and the LADIES' AND GENTLEMEN'S TOILETS.

OWNERS ACCOMMODATION

Located at first floor is a spacious flat with FOUR DOUBLE BEDROOMS, BATHROOM with over bath shower, separate WC, OFFICE, SITTING ROOM, DOMESTIC KITCHEN with modern units and a BOILER ROOM.

EXTERNAL

Lined tarmac CAR PARK with a large number of unrestricted car parking spaces. The car park is adjoining the neighbouring shopping area. Lawned BEER GARDEN with circular table and bench sets adjoining a soft surface CHILDREN'S PLAY AREA, both with picket fence surround.

THE BUSINESS

In the present ownership since 2013, The Acorn has developed a high level of turnover. Management accounts for the year ended December 2023 show an annual net turnover of £627,917 and record a high level of profit. It is anticipated that the 2024 profit and loss accounts will show an annual net turnover in the region of £640,000. The Acorn is well supported by the local community and the surrounding housing developments provide a high volume catchment area. Approximately one-third of turnover is from catering. Further accounting information may be made available to serious parties following a formal viewing.

There is scope for profitability to be increased under a hands-on owner operator. Alternatively, the business could be run by a management team.

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

Viewing strictly by appointment only.



TENURE & PRICE

LEASEHOLD £60,000 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 Trust Inns Ltd on a three year rolling agreement. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £32,096 per annum plus VAT paid monthly in advance, subject to three yearly rent reviews with RPI indexation increases annually. An incoming party will be required to provide a rental deposit to the Landlord of approximately £7,000 in advance. The lease is partially tied on draft products.

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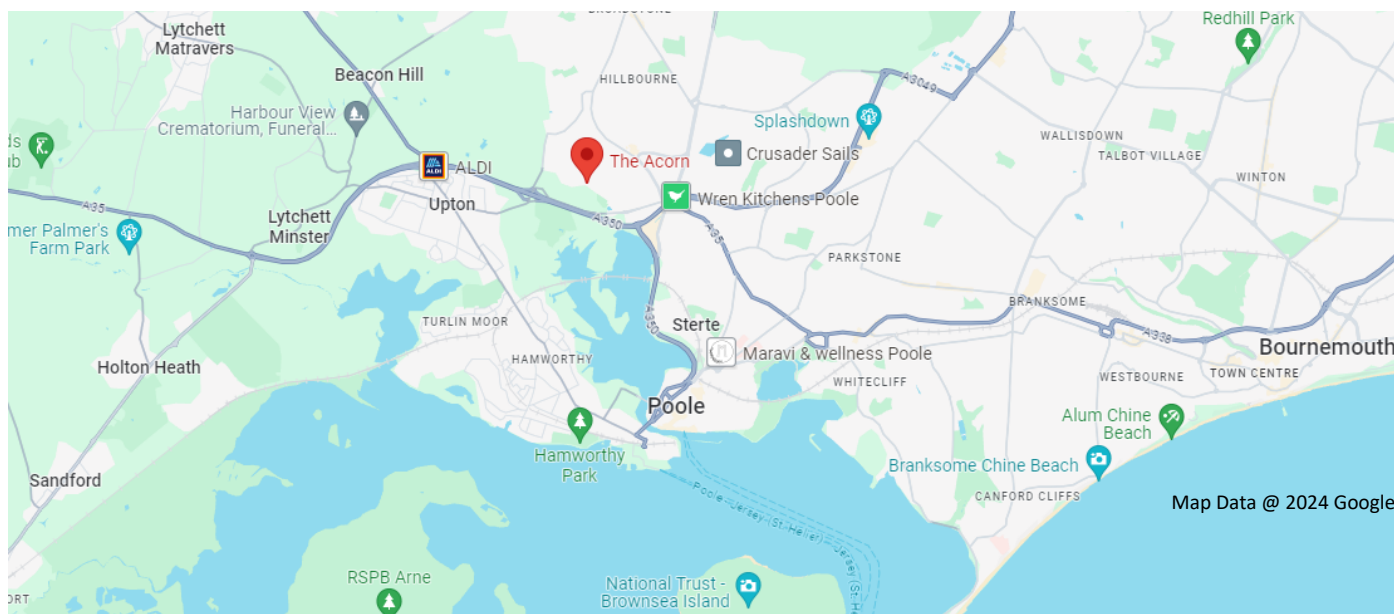
LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Bournemouth, Christchurch & Poole Council
Rateable value as at 01 April 2023: £21,500



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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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