Licensed Leisure
The Milton Arms

Dorchester Hill, Winterborne Whitechurch, Blandford Forum, Dorset DT11 0HW

Freehold Public House For Sale / To Let
Freehold Offers In Excess of £375,000 / Leasehold £50,000

- Located on main road between Blandford Forum & Dorchester
- Fully refurbished with fitted trade kitchen
- Bar and restaurant (60 seats)
- Spacious 2-3 bed accommodation
- Car park (15) and external seats (20)
- Suitable for chef or owner/occupier

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Location

The Milton Arms occupies a prominent roadside location on Dorchester Hill and Blandford Hill (A354) and the intersection of Chescombe Lane in the village of Winterborne Whitechurch. The property is located approximately 6 miles (9 kms) south-west of Blandford Forum, 17 miles (27 kms) north-west of Poole and 12 miles (19 kms) north-east of Dorchester. We understand the Civil Parish has population of 757 (2011 census).

The area is administered by North Dorset District Council.

Property

The Milton Arms is a two storey property with the main building being under a pitched concrete tile roof with additional single storey extensions to the side under slate roofs. The property is mainly brick-built with rendered and painted elevations. The property is predominantly detached and is adjoined to the neighbouring property via a single storey outbuilding.

The external car park and customer areas are mainly of tarmacadam construction.

We understand this site extends to approximately 0.071 hectares (0.175 acres).

Internal Description

The customer trade area is located at ground floor level and is broadly 'L' shaped. Around the central bar servery are restaurant and bar sections with table seating for approximately 60 customers. The internal areas have benefited from a recent refurbishment and enjoy good natural light.

Ancillary space at ground floor level includes a fully fitted trade kitchen with wash-up area and dry storage, ladies' and gent's WC's with additional cold room and storage space located in the external outbuilding.

Private Accommodation

Owner's or staff accommodation is located at the first floor level and comprises two bedrooms, reception/lounge, private kitchen, bathroom and WC. There is scope to reconfigure to provide additional bedrooms.

External Description

External seating for around 20 customers is located on a decked area with15 car parking spaces located to the front. Further spaces are available in nearby roads.

The Business & Trade

The Milton Arms is a privately operated business that commenced trading in mid-2015. The business operates as a traditional pub with a well regarded food offering and currently enjoys a 4.5 Tripadvisor rating. Although not limited to, the opportunity is well suited to a chef / owner-occupier with ability to grow the businesses strong reputation with the local community and further afield.

An indication of trade levels is available on request however this will not be warranted.

Premises Licence

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol Monday to Sunday 11:00 - 01:00. Other licensable activities are permitted.

Tenure

Freehold: Offers In Excess of £375,000.

Leasehold: New Free of Tie FRI lease for a term to be agreed and renewable under the Landlord and Tenant Act 1954 (Part 2). A premium of £50,000 is sought for the benefit of the fixtures and fittings and goodwill. Rental offers invited in excess of £25,000 per annum exclusive. Lease terms are to be agreed subject to covenant. Stamp Duty and Land Tax may be applicable. VAT is applicable at the current rate.

Fixtures & Fittings

All fixtures and fittings owned outright will be included subject to the agreed price. This excludes stock at valuation which will be purchased on completion.

Rating & Council Tax

The subject property is entered in the 2017 Rating List with a Rateable Value of £23,600. The National Multiplier for England and Wales in 2017/18 is £0.479.

According to records, the residential parts are listed as being within Council Tax B and B (£1,303 per annum).

Planning

We have made informal enquiries of the local authority and understand the property is not listed but is located in the The Winterborne Whitechurch Conservation Area.

Energy Performance Certificate

The subject property is has an EPC Rating of D-77.

Viewing

Staff are not aware of the sale so discretion is required particularly if visiting the premises on a customer basis. For a formal viewing, strictly by appointment with Savills.

Main bar and restaurant

Private kitchen and lounge

Contact

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