



Highly desirable and well presented refurbished former coaching inn located in a prominent main street position with the centre of an affluent, historic and much sought after Dorset village. Offering a well regarded traditional pub and restaurant with a Character Main Bar Area (30+), Dining Areas (18+), well equipped Commercial Catering Kitchen with extensive Ancillary Facilities, Beer Gardens seating 78+, Skittle Alley, Family Sized 3 Double Bedroom Owner's Accommodation with Sitting Room, Kitchen/Dining Room and Family Bathroom. Exceptional opportunity to purchase a thriving and lucrative high turnover village pub with significant profits and family sized owner's accommodation. Viewing Essential.

**THE GIANT INN
24 LONG STREET, CERNE ABBAS, DORCHESTER, DORSET, DT2 7JF**

FREEHOLD: £495,000

REF: 4851

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THE PROPERTY

The Giant Inn is a highly desirable and refurbished Grade II listed former coaching inn, which is well positioned within the main street of the sought after and historic village of Cerne Abbas. This attractive freehouse is presented to an extremely high standard throughout having been the subject of a comprehensive programme of refurbishment and improvement in recent years. This high turnover village pub is well regarded and briefly comprises: - Character Main Bar Area (30+), Dining Areas (18+), well-equipped Commercial Catering Kitchen with Ancillary and Backup Facilities, Owner's Family Sized Owner's Accommodation with Sitting Room, Kitchen/Dining Room, Family Bathroom and 3 generous Double Bedrooms. To the rear of the pub is an enclosed rear garden with patio and lawned seating areas for around 78 customers, a brick-built Skittle Alley and various useful Outbuildings and Storerooms. The Giant Inn is a well-regarded and well-presented village pub with family sized living accommodation, in a sought-after village and is undoubtedly a very special place to live and work. A viewing is highly recommended to fully appreciate all that this extremely profitable, high turnover business has to offer and the potential that still exists.



SITUATION

The Giant Inn is beautifully positioned, in a prominent position on the main street in the centre of the historic Dorset tourist village of Cerne Abbas in an Area of Outstanding Natural Beauty. This most popular village is situated in a valley surrounded by typical West Dorset countryside and is home to the famous Cerne Abbas Giant, carved into the chalk hillside and a popular tourist hotspot. The village has a vibrant community with a flourishing school, Post Office, village stores, Doctors surgery with dispensing pharmacy, a local tourist information point and several shops to attract visitors. The nearby county town of Dorchester (8 miles), is steeped in history, enjoying a central position along the stunning Jurassic Coastline and offers an excellent range of facilities including cinemas, museums, leisure centre and a weekly market. The catchment schools are highly

rated with a school bus taking you from the village to Dorchester. The doctors, dentist surgeries, and the Dorset County Hospital are also close by. There are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.



INTERNAL DETAILS

Main Customer Entrance to the front, into **Entrance Vestibule** with door into **Main Bar Area** a traditional and attractive character bar area with carpeted flooring, exposed ceiling timbers, feature stone fireplace with open fire, feature windows to the front, wall mounted television, menu boards, range of freestanding wooden tables, upholstered wooden chairs, upholstered bench seating, bar stools and tub armchairs comfortably seating 30 customers plus adequate standing room. Timber fronted and topped **Bar Servery** fitted with a range of back bar fittings, display shelving, optics, non-slip flooring, electronic cash register, double glass fronted bottle fridge, single glass fronted bottle fridge and an ice machine. **Still Area** with non-slip flooring, stainless steel sink unit, preparation worktop, shelving and a glasswasher. **Front Dining Room** a continuation of style and ambience with carpeted flooring, feature windows to the front, feature fireplace (disused), darts oche area, freestanding wooden tables and upholstered chairs comfortably seating 10 customers. **Rear Dining Room** again an attractive room with a continuation in style and ambience with carpeted flooring, exposed ceiling timbers, aspect to the rear, range of freestanding wooden tables and upholstered chairs comfortably seating 8+ customers. **Rear Lobby** with doors to the beer garden and the **Ladies & Gent's WC's**. **Inner Hallway** with non-slip flooring, upright fridge, and racked shelving. **Commercial Catering Kitchen** with non-slip flooring, part tiled and part stainless steel lined walls, being equipped with a range of commercial catering equipment to include:- extractor unit with stainless steel canopy and gas interlock system, 6 burner gas range, twin table top deep fat fryer, convection oven, commercial microwave, stainless steel shelving, stainless steel work benches, serving gantry with warming lamps,

double upright commercial fridge, twin deep bowl stainless steel sink unit, commercial dishwasher, under counter commercial freezer, stainless steel hand basin, door to the rear. **Freezer/Dry Goods Store** with non-slip flooring, racked shelving, 2 chest freezers, fridge/freezer, and an upright fridge. **Bottle Store** with wine racking and chest freezer. **Beer Cellar** temperature controlled on the ground floor with racked shelving and a Belfast sink.



OWNER'S ACCOMMODATION

A real feature of this business is the spacious family sized living accommodation, situated on the first floor and briefly comprising: - **Sitting Room** with aspect to the front a generous room with built in storage cupboards. **Kitchen/Dining Room** with a range of built in base and wall mounted kitchen units and tiled worksurfaces, adequate space for a dining table and chairs. **Bedroom 1** a generous double bedroom with aspect to the front and built in wardrobes. **Bedroom 2** a goodsized double bedroom with aspect to the front. **Bedroom 3** another goodsized double bedroom with aspect to the side and an airing cupboard. **Family Bathroom** with a white suite and a shower over the bath.



EXTERNAL DETAILS

A coaching arch with double doors from the front provides a **Covered Seating and Storage Area** with tables and chairs for around 10 customers. Beyond this and to the rear of the property is an **Enclosed Rear Garden** incorporating **Patio Seating Areas** with seating for around 26 customers and an attractive **Lawned Beer Garden Area** with seating for around 42 customers. Brick built **Skittle Alley** a purpose-built building with a permanent skittle alley, ball return, scoreboard, and seating for around 16 customers. **Storeroom. Storage Shed.**



THE BUSINESS

The Giant Inn is a desirable and successful village pub, which is equipped and furnished to a high standard throughout. Located in a stunning Dorset village, the business is presented in excellent condition throughout, having been the subject of upgrade and refurbishment in recent years. The business provides an exceptional trading environment equipped with quality fixtures, fittings, and trade inventory. The Giant Inn is a popular village freehouse with a thriving local trade, whilst it also benefits from day trippers, tourists, holiday makers and visitors to the area throughout the year, coming to see the renowned Cerne Abbas Giant and the pretty village. This manageable pub provides flexibility for drinking and

dining trade with the added advantage of the extensive outside seating area, which is extremely popular in the summer months. The Giant Inn is renowned for its food focusing on traditional homemade and freshly prepared pub food, complemented by a selection of West Country real ales and ciders, together with a good range of wines and spirits. The business benefits from hundreds of excellent reviews on Google and Tripadvisor and has been awarded a 2023 Tripadvisor Travellers Choice Award. It has its own website www.thegiantcerneabbas.co.uk which provides further background information on the business. The pub featured in the 2023 Good Beer Guide and is Cask Marque accredited. The Giant Inn enjoys impressive levels of regular repeat trade from a strong and loyal following. The sale of The Giant Inn represents a tremendous opportunity to purchase a well presented and well-regarded traditional village pub with impressive family sized owner's accommodation in a sought after and idyllic location. With consistently strong levels of trade and significant profits on offer, The Giant Inn is undoubtedly a very special place in which to live and work and a viewing is essential.



TRADING INFORMATION

Accounts for the year ending 31st October 2022 show impressive sales of £311,872 excluding VAT, producing a strong and healthy net profit in excess of £90,000. Accounts can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The business trades from midday until 11pm Tuesday to Saturday and from midday until 8pm on Sunday. The business is closed on Monday. Food is available from midday until 2pm and 6pm until 9pm. No food on Sunday evening.

CURRENT STAFFING

The business is run by our client, a single working proprietor with the assistance of 2 full time and up to 4 part time members of staff.



RATING

For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

All mains services, except mains gas are connected. Cooking is via LPG.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.