

SAXON ARMS

20 THE SQUARE, STRATTON, DORCHESTER,
DT2 9WG



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**



Saxon Arms

John Wilson



SAXON ARMS, 20 THE SQUARE, STRATTON, DORCHESTER, DT2 9WG

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Harbar Limited
- Property arranged over ground and first floors
- Current rent of £88,000 per annum
- Lease expires February 2038
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,200,000 (6.9% NIY)**

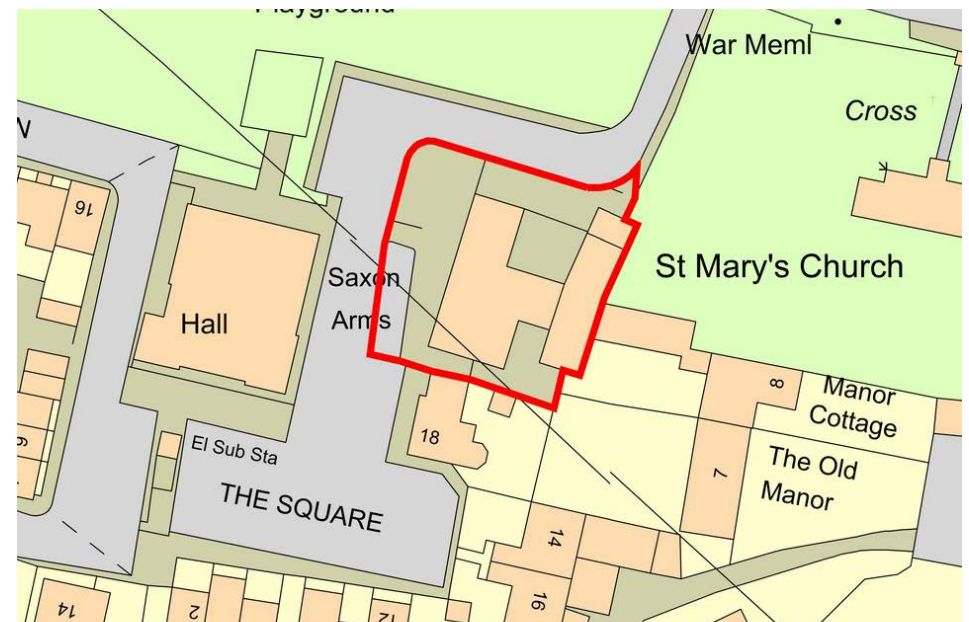
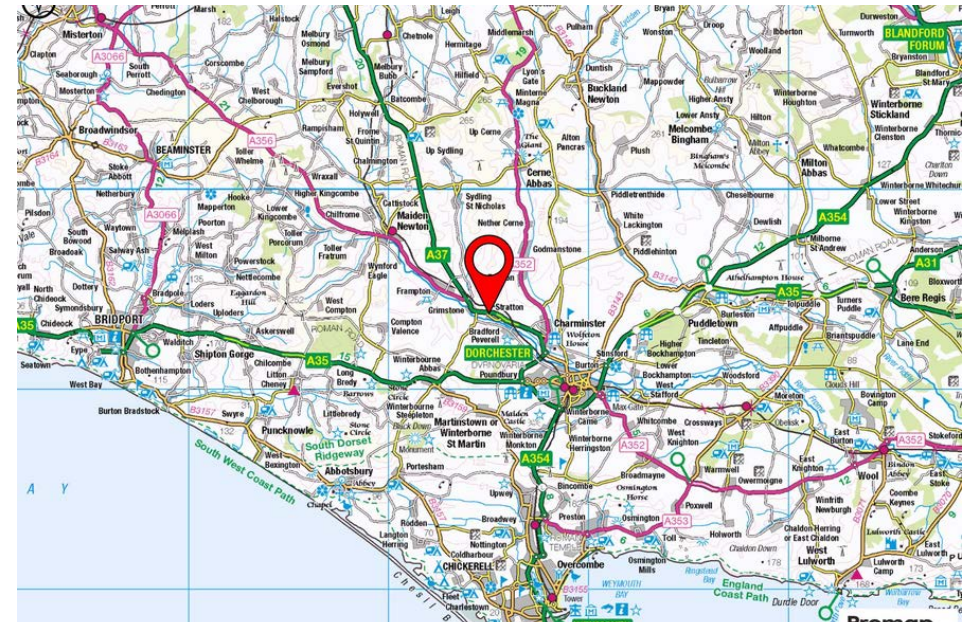
LOCATION

Located in the village of Stratton in Dorset, 4.0 miles (6.4 kilometres) north of Dorchester, 12.9 miles (20.6 kilometres) north of Weymouth and 27.5 miles (44.0 kilometres) west of Poole.

The Saxon Arms is situated fronting the Square in a predominantly residential area. Directly opposite is the village hall and adjacent is St Mary's Church.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with stone/flint elevations beneath a pitched thatched roof.



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with central bar servery and seating for 90 customers. Ancillary areas include customer WC's, trade kitchen, cellar and stores to the rear.

First Floor: The first floor comprises an office, en-suite staff bedroom and separate staff flat with 2 double bedrooms (one en-suite), lounge, kitchen and bathroom.

Externally: There is a terrace to the front for 80 customers with parking for 9 vehicles to the front/side.

TENURE

The property is held freehold (Title Number DT325348).

TENANCY

The entire property is let to Harbar Limited on a 20 year lease from 15th February 2018 at a current rent of £88,000 per annum which is subject to five yearly open market reviews and annual capped RPI increases at 3% per annum in February 2025 and February 2026, annual RPI increases are uncapped thereafter (except in the open market review year). A rent deposit of £21,032 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

D-84

TERMS

We are instructed to invite offers in excess of £1,200,000 (6.9% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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