



REF: 621

Skippers

1 Terrace View, Horsecastles,
Sherborne, Dorset DT9 3HE

£5,000



FEATURES

- Great public house in historic Dorset town
- Situated adjacent to the famous Sherborne School in densely populated residential district
- Refurbished single bar trading space seats 60 in multiple areas with many character features including exposed stone walls, open fireplace etc
- Well fitted commercial kitchen with walk-in fridge and freezer
- Lawned beer garden for 50 and car park for 20
- Two-bedroom owner's quarters with lounge and fitted kitchen/breakfast room
- Free of tie for Wines, Spirits and Non-Postmix Minerals
- Annual rent £20,000 per annum with Zero Business Rates Payable
- Great opportunity to operate quality local pub with good food

£5,000 is the minimum ingoing cost in order to acquire this impressive public house business.

Included within this amount will be a rent deposit, rent in advance etc. Please be aware that there may be additional costs such as the purchase of the inventory which can be bought over a period of time.

LOCATION

Sherborne, it is said, is one of the most beautiful towns in England. This Medieval and mellow-stoned Dorset town has a reputation for art, antiques and world famous schools.

As a consequence, visitors from all over the world come to the town which has a resident population of well over 10,000 who also provide a regular local trade.

Among Sherborne's many historic buildings are Sherborne Abbey, its manor house and independent schools.

This is a high quality location in which to live and run a business.

THE BUSINESS PREMISES

Entrance Vestibule

(1.2 m x 3 m)

With bristle mat, part tiled floor. Well decorated with inset light fittings.

Main Bar Seating Area

(7.9 m x 5.5 m)

Seating 26 with plenty of additional vertical drinking space.

A well-presented bar with stripped floor, part tiled floor, CCTV, wall mounted TV and a plethora of prints and ornaments to the wall.

Included within this area is:

Bar Servery

With panelled front.

Behind the bar there is a non-slip floor, two back bar refrigerators, tiled wall etc.

Second Seating Area

(5.9 m x 3.4 m)

Seating 14.

A characterful area with carpeted floor, part stone exposed walls, feature open fireplace and window seat.

Third Seating Area

(5.2 m x 6.9 m)

Seating 28.

Another well-presented area with carpeted floor, buttoned-back bench seating and dartboard.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Gents WC

Vestibule with tiled floor leading to:
(2.9 m x 2 m)
With three urinals, WC cubicle and wash hand basin.

Ladies WC

Vestibule leading to:
(3.9 m x 3.4 m)
With two WC cubicles, two wash hand basins, linoleum floor and half-tiled walls.

Commercial Kitchen

(8.6 m x 3.7 m)
With non-slip floor, florescent light fittings and a range of professional commercial kitchen equipment including overhead kitchen extract, 6-ring commercial hob and oven, double deep fat fryer, double deep bowl sink unit, commercial washing machine and access to walk-in fridge and walk-in freezer.

Cellar

(4.1 m x 3.2 m)
With florescent light fitting.

PRIVATE ACCOMMODATION

Internal staircase leading to landing:

Lounge

(3.6 m x 4.8 m)
Well-presented room with sash windows.

Bathroom

(2.3 m x 1.6 m)
With wood effect linoleum floor, low level flush WC, panelled bath with shower over, pedestal wash hand basin.

Kitchen / Breakfast Room

(3.8 m x 4 m)
With tiled effect linoleum floor, wall and floor fitted kitchen units, part tiled walls, inset stainless steel sink unit, plumbing for automatic washing machine, sash window and door leading to flat roof / seating area.

Carpeted stairs leading to Second Floor landing:

Bedroom 1

(3 m x 4 m)
With carpeted floor and built-in wardrobes.

Bedroom 2

(2.3 m x 4.3 m)
With carpeted floor and casement window overlooking parks and playing fields.



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OUTSIDE

Beer Garden

Situate to the side of the property and laid to lawn with seating for around 20.

Car Park

For around 20, also adjacent.

THE BUSINESS

Is currently open and trading with a temporary operator.

We do not have any profit and loss accounts that can be provided.

It is our view that a competent operator will achieve a weekly turnover of circa £8,000. We are unable to warrant any trading information.

TENURE

Skippers is available on the basis of a tenancy agreement with Red Oak Taverns.

The agreement will be free of tie in respect of Wines, Spirits & Non-Postmix Minerals.

Annual rent is quoted at £20,000.

Rateable Value

Current rateable value (1 April 2023 to present) £9,900.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/5932-7832-6152-9924-5106>



VIEWING AND FURTHER INFORMATION

Please Call:
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