



REF: 654

Drax Arms

West Street, Bere Regis, Wareham,
Dorset BH20 7HH

£5,000



£5,000 is the rent deposit payable to the landlord.

In addition, there will be a need for capital in respect of advance rent and stock.

Fixtures and fittings can be purchased over a period of time.

FEATURES

- Historic Dorset town centre public house
- Seats 50 in quality bar with period features
- Catering kitchen and good quality toilets
- Function room for 60
- Three-bedroom owner's accommodation
- Outside seating for 60
- Detached property in High Street location

LOCATION

Bere Regis is a sought-after Dorset small town with numerous historical links. The High Street is comprised of a mixture of houses, cottages, a local thatched shop and, of course, the Drax Arms, which is situated in the heart of the town.

There is a population of over 2,000 that provide a regular customer base, which is further boosted by tourists visiting the area all through the year.

Close by are other historic towns such as Dorchester while the English South Coast is also only a short drive away.

THE BUSINESS PREMISES

Entrance Vestibule

Leading to:

Main Bar

(9.8 m x 5.3 m)

Seating around 40 but with plenty of additional vertical drinking space.

This attractive trading space has part stripped wooden floor, part tiled floor, a stunning fireplace with inset wood-burning stove, half panelled walls and a panelled fronted bar.

Behind the bar is a non-slip floor and a full range of bar equipment.

Side Bar Area

(5 m x 5.3m)

Currently laid to seat 12 with a pool table.

Without the pool table this area could easily seat 25.

Once again there is attractive half panelled walls, a stunning brick fireplace and wood-burning stove.

Vestibule to:

Ladies WC

With two WC cubicles and wash hand basin.

Commercial Kitchen

(4.3 m x 4 m)

A well fitted commercial kitchen with non-slip floor, stainless steel workstations, pass through dishwasher and deep bowl sink unit with overhead rinsing arm.

Kitchen Prep / Storeroom

Beer Cellar



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A covered pathway outside leads to:

Baby Changing Room

With WC and wash hand basin.

Gents WC

Recently refurbished with three urinals and one WC cubicle.

Stable Bar

(15 m x 4.5 m)

A large room with skittle alley which is used for skittle games and some live entertainment.

This is a room that could be utilised for a variety of uses.

First Floor Storeroom (above Stable Bar)

PRIVATE ACCOMMODATION

Is situated on the first floor and comprises of:

Three Bedrooms

Lounge

Private Kitchen

Bathroom

OUTSIDE

To the rear there is outside seating for over 50 at quality outside furnishings.

Also outside there are two covered wooden booths for a further 8.

Large Double Garage

Exterior Store Area

THE BUSINESS

Is open and trading.

The current operators choose not to sell any food.

There is clearly an opportunity to introduce food sales bearing in mind there is a fully fitted commercial kitchen.

We are unable to provide any trading or profit and loss accounts although it is the landlords view that this business has a fair maintainable trading level of £8,000 per week.

We are unable to warrant any trading information.



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TENURE

The Drax Arms is available on the basis of a brand new agreement with Red Oak Taverns.

The business is free of tie for wines, spirits and minerals although tied to Red Oak Taverns for the sale of beers, ciders and lagers.

Annual rent will be initially stepped to allow new owners to build up trade with a headline rent of £35,000 per annum.

Rateable Value

Current rateable value (1 April 2023 to present) £21,000.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/5248-4468-8962-1527-3920>



VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (Out of Hours)
Please Email: bruce@sprosen.com



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