



Antelope Inn

Ref: 3858254

Pidney Hazelbury Bryan, Sturminster Newton, DT10 2EB

Freehold: £450,000

Ideally suited for 'hands on' owners

Main Bar, Lounge Bar & Snug (seating 52)

One bedroom owners & one bedroom staff flat

Detached skittle alley/function room

Parking for 20 vehicles, extensive garden

Site Size: 0.41 acres. EPC: B



Description

The Antelope Inn dates back to the 1700s when it was originally a combined dairy farm, brewery and Ale House. During the mid 1900s the property became a full time public house. The property has undergone a recent refurbishment which has been completed to a high standard.

The property briefly comprises main bar, snug, games room and lounge bar. One bedroom owner/managers accommodation arranged over the first floor above the pub. Externally there is an extensive side trade garden, with a raised decking area and parking to the rear. There is an additional managers flat, which can be accessed via the car park along with a detached skittle alley/function room.

The business operates as a traditional country pub, that is predominantly wet led with a small locally sourced food offering and is currently run under management. The business is ideally suited to a 'hands on' owner who would live above the business taking advantage of the owners accommodation and beautiful surrounding countryside.

The pub is well supported sponsoring the local football team and is home to a darts team, pool team and skittle team. Catering for families and children, cyclists, walkers and dogs.

[The Antelope Inn Website](#). Site Size: 0.41 acres (0.16 hectares).



Owner's Accommodation

- One bedroom owners/management accommodation with shower, domestic kitchen and living room
- Office, laundry room and toilet
- Large double height former living room that could be converted into a function room or further accommodation

External Details

- Side trade garden with raised decking area
- Parking to the rear for 20 vehicles
- Detached skittle alley/function room
- One bedroom staff accommodation

Staff

The business is run under management. The current general manager will be retained by the owners post completion. There are five members of staff who are on zero hours contracts and are subject to TUPE.



Fixtures & Fittings

All trade fixtures and fittings will be included in the sale with the exception of any personal effects and third party items. The bar billiards table (located in the games room, off the bar) and certain pictures currently hanging on the wall of the snug, games room and bar, standing lamps and table lamps in the snug and bar will also be retained. An inventory will be provided.

Location

The Antelope Inn occupies a prominent position in the hamlet of Pidney in the village of Hazelbury Bryan, directly opposite the village playing fields (called Alec Field) on Water Knap Lane. Located South East of Sherborne (10 miles), South West of Sturminster Newton (4.5 miles) and North of Dorchester (16 miles).

Internal Details

- Main bar (seating 32) with open fireplace
- Snug (seating 10) and games rooms with billiard table
- Lounge bar (seating 10)
- Central bar servery
- Small commercial kitchen with extraction
- Ancillary preparation area and coffee making facilities





Trading Hours

Monday - Closed
Tuesday - Saturday 17:00 - 23:00
Sunday - 12:00 - 22:00

Trading Information

Projected net sales of £224,734 to year end January 2023.

Accounts to year end 31 January 2023 show a net turnover of £194,707 with a trade split of 85/15% towards wet. There is a gross profit of 65% and a total wage cost of 21%. Full trading information will be made available to seriously interested parties.

Services

The property is connected to mains water, electricity and drainage. LPG gas and wood burning stoves (located in the bar and snug) are used for heating the property.

Tenure

Freehold £550,000 - Sold as a trading going concern (TOGC).

Business Rates

Rateable value effective from 1 April 2023 is £7,800. This is not the rates payable. Please check with the VOA for the most up to date information on all rating matters.

Regulatory

The property benefits from a full Premises Licence and any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Richard Wood

Regional Director (South) – Pubs & Restaurants

M:+44 7778 880 583

E:richard.wood@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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