



The Elm Tree Inn

Ref: 3858255

Langton Herring, Nr Weymouth, DT3 4HU

Freehold: Offers Invited

Closed Freehold Pub

Main Bar, Lounge Bar & Snug (seating 60)

Beautiful three bedroom owners accommodation

Three trade gardens and patio (seating 100+)

Parking for 25 vehicles with electric ports

Site Size: 0.7 acres (0.3 hectares). EPC: C

Rent free to October 2025



Description

The Elm Tree is a two storey L-shaped 17th Century country pub arranged over two floors with rendered elevations, that has been recently renovated to a very high standard.

The property briefly comprises an open plan bar, snug and restaurant area with feature fireplaces. Beautiful three bedroom owners accommodation benefitting from independent access, a domestic kitchen, living room, bathroom and balcony with countryside views. Externally there is parking for 25 vehicles, three trade gardens and a large trade patio.

The pub has recently closed but historically traded as a traditional food led pub offering al-fresco drinking and dining during the summer months. Catering for a varied customer base to include tourists, cyclists and walkers visiting the area.

This is a unique opportunity to acquire either the freehold with vacant possession or to lease a fully refurbished pub that requires no CAPEX and benefits from expansive owners accommodation on favourable terms. Ideally suited to experienced 'hands on' owner operators who would live above the business.

[The Elm Tree Inn Website](#). Site Size: 0.7 acres (0.3 hectares).

Location

The Elm Tree is located at the heart of the beautiful coastal village of Langton Herring next to St Peters church and a working forge, a short walk from Chesil Beach and the Fleet, on the Jurassic Coast.

The village of Langton Herring is located in the county of Dorset north-west of the coastal resort town of Weymouth (five miles).

Internal Details

- Main bar with wooden bar servery (seating 20)
 - Snug (seating 15)
 - Restaurant (seating 30)
 - Ladies & Gentleman's WC's
 - Large fully equipped commercial kitchen with extraction and separate pot wash area
 - Laundry room & ground floor beer cellar
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Owner's Accommodation

- Two double bedrooms
 - Office/second third bedroom
 - Living room, bathroom and domestic kitchen
 - Balcony with countryside views
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External Details

- Trade patio (seating 60)
 - Separate outside bar, that opens to the trade patio (used in summer months)
 - Parking for 25 vehicles with three electric car hook ups
 - Three trade gardens seating 100+
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Fixtures & Fittings

Please note that certain personal items (including artwork, artefacts, pictures and furniture) from the owners accommodation and from the bar and restaurant area will not be included in the sale.

Fixtures and fittings are available in either of the following circumstances:

1. Trade Assets can be purchased by Tenant at fair market value based on an assessment by an independent expert on completion.
 2. A Tenant option to purchase Trade Assets at fair market value at any time prior to 1 October 2025. Trade Assets will remain the property of the Landlord until purchased and fully paid. Landlord retains the option to buy back the Trade Assets at FMV upon termination of the Lease.
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Tenancy

Full heads of terms are available on request with brief terms below:

1. A new fully repairing and insuring Lease other than the repair and maintenance of roof, chimneys and outside walls which will remain the responsibility of the Landlord.
2. Five year Lease Term with rent free period until 1 October 2025.
3. Rent deposit of £12,000 + VAT to be paid by the Tenant to the Landlord at completion with a bone-fide Personal Guarantee and/or Rent Guarantor.
4. No assignment or transfer of Lease allowed at any time during the Lease Term.
5. Rent: either a market-based fixed rent + VAT to be paid monthly in advance with quantum of rent to be assessed by an independent expert third party (at the expense of the Tenant); or a fair rent to be agreed between the parties based on monthly turnover + VAT, in each case with a rent deposit of the greater of £12,000 + VAT or six months rent + VAT.
6. Landlord break clause at 1 October 2025 with three months notice and tenant break clause at 1 April 2026 with six months notice.
7. Lease will be outside the Landlord and Tenant Act (LTA 1954).
8. All required personal licences to operate a public house to be obtained and maintained by the Tenant. Premises licence to be held by the Landlord.
9. Premises to open for not less than four days per week on average in the winter (1 October until 31 March, but excluding the month of January) and not less than six days per week on average in the summer (1 April to 30 September), unless agreed in advance in writing with the Landlord.
10. Tenant to purchase all wines from Morrish & Banham and at least 60% of all beer and cider volumes from the Electric Pub Company and to have at least two draught beers and one draught cider from the Electric Pub Company available for sale at all times which will be promoted in preference to other products. All products to be sold to the Tenant on market-based arms-length terms.

Services

The property is connected to mains water and electricity. LPG gas and wood burning stoves are used for heating the property.



Tenure

Freehold - Offers Invited

Leasehold - Available by way of a new Five year tenancy





Staff

No staff to transfer.

Trading Information

Historic trading information is available on request.

Trading Hours

Currently closed.

Licensed opening hours:
Monday to Saturday 10:00am - 12:30am
Sunday 12:00pm - Midnight

Regulatory

Premises Licence.

Stock to be purchased at cost + VAT at completion with valuation assessed by a qualified third party (costs associated with the stock valuation shared equally between the Tenant and the Landlord).

The property was listed as an Asset of Community Value (ACV) on 13th September 2019.

Business Rates

Rateable value effective from 1 April 2023 is £23,500. This is not the rates payable. Please check with the VOA for the most up to date information on all rating matters.



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

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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.



For full information on Christie Insurance please call 03330 107189