



Green Man Inn

Ref: 3858266

King Stag, Sturminster Newton, DT10 2AY

Freehold: £595,000

Idyllic village location in Dorset

Bar, restaurant & function room-seating 100+

Run with full complement of staff, GIA 492Sqm

Net sales of £495,235 10 month to Jan 24

External seating 60, parking for 30 cars

Coffee shop let out on a 1 year lease. EPC: C



Description

The Green Man at Kings Stag is a historic pub that was built a century ago. It was acquired in 2019 and is currently under private ownership. Recently, the pub has undergone extensive refurbishment, maintaining its quintessential Dorset charm while offering a blend of traditional and contemporary elements. Renowned for its homemade, locally sourced food and a variety of real ales and ciders, it strikes a perfect balance between old-world charm and modern amenities. The pub features three-bedroom owners accommodation or for live in staff, a bar, restaurant and function room. Additionally, it offers ample parking and a delightful sunny beer garden, making it a popular destination for locals and visitors alike.

The Green Man Website

Site area: 0.881 acres
GIA: 492 Sqm



Location

The Green Man is situated in the heart of Kings Stag, a serene village just three miles north east of Sturminster Newton accessible via the A357 arterial road, making it easily reachable by car.

Visitors to the area will find themselves within close proximity to several notable attractions. The ruins of Sturminster Newton Castle, dating back to the 11th Century, lie a short drive away. Nature enthusiasts can explore the scenic River Stour or venture to Dairy House Farm to learn about Dorset's agricultural heritage.

Travellers arriving by train can reach the Green Man via the mainline railway stations of Templecombe and Sherborne, both located approximately 15 minutes from the village.

Internal Details

- Bar seating 20
- Farmhouse dining room seating 14
- Restaurant seating 14
- Green Room seating 12
- Function room/skittle alley seating 40+ with separate bar servery
- Commercial kitchen, pot wash, beer cellar, office and range of ancillary storage areas

Fixtures & Fittings

The trade fixtures and fittings are included within the purchase price, with the exception of some personal effects. An inventory will be provided to prospective purchasers once an offer has been accepted.

Services

We are advised that all mains services are connected with the exception of a LGP gas tank used for cooking.

Property benefits from solar panels which provide an income of circa £750 a year whilst reducing the pubs electric costs.





External Details

- Front garden seating 60 (shared with coffee house)
- Parking for 30 cars
- Coffee shop – let on a 12 month lease for £500 per month.

Owner's Accommodation

Three-bedroom management accommodation arranged over the first floor with domestic kitchen, living room and bathroom.

Staff

The business is run by a full complement of staff who are subject to TUPE and will transfer with the business.

Trading Information

10-month accounts to 31 January 2024 show a net turnover of £495,235 with a gross profit margin of 66% with wage costs at 44%. Further detailed financial information will be available upon request.

Trading Hours

Monday to Saturday: 12:00pm – Close
Sunday: 11:30am – 17:00pm

Tenure

Freehold to be sold as a trading going concern (TOGC). Stock will be payable in addition to the purchase price on completion (SAV).



Tenancy

The coffee shop is let to an independent operator on a one year lease with a monthly rent of £500.

Business Rates

Rateable value effective from 1 April 2023 is £16,500.

Regulatory

The property is elected for VAT and we advise that any prospective purchaser consults an accountant.

Premises Licence.





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.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. April 2024