



The Bakers Arms

Ref: 3858270

High Street Droxford, Southampton, SO32 3PA

Freehold: £575,000

Country pub close to River Meon

Bar & restaurant (c.50), GIA 336 sqm

Run with full complement of staff

Net sales of £417,410 to March 2023

External seating 40, parking for 30 cars

Trade Split: 66%/34% food lead. EPC Exempt



Location

The Bakers Arms is located in the charming village of Droxford in Hampshire, at the centre of the scenic Meon Valley, winding through the South Downs National Park. This acclaimed establishment is ideally situated only 10-15 miles away from the historic cities of Winchester, Southampton and Portsmouth, and is a one-hour journey from London.

Description

The Bakers Arms, a Grade II Listed establishment, dating back to the 18th Century. Acquired in 2006 by local owner-operators, it has been managed more recently. The pub, which has won awards, is renowned for its exquisite food and an array of quality beers served in a warm, casual atmosphere. It caters to a diverse clientele, including walkers, cyclists and those seeking destination dining. Additionally, the venue welcomes both dogs and children.

The property boasts two-bedroom owner's accommodation or staff residence, an open-plan bar/restaurant, and a seating area. It also provides ample parking at the side and rear, along with a gravel beer garden sheltered by a stretch tent.

[The Bakers Arms Website](#)

Site area: 0.26 acres
GIA: 336 Sqm

Ground Floor

- Open plan Bar/Restaurant seating 50 with central bar servery
 - Ladies & Gentleman's WC's
 - Commercial kitchen, pot wash area and walk in fridge
 - Lower group floor beer cellar
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External Details

- Garden seating 40
 - Parking for 30 cars
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Owner's Accommodation

The staff accommodation includes two double bedrooms, one of which is an en suite, spread across the first and second floors. It features a domestic kitchen, living room, bathroom, separate toilet, office, and various storage areas.

Fixtures & Fittings

The purchase price includes all trade fixtures and fittings, except for certain personal items. A detailed inventory will be made available to prospective buyers after an offer is accepted.

Tenure

The freehold is to be sold as a trading going concern (TOGC). The stock will be payable in addition to the purchase price upon completion (SAV).





Staff

The business operates with a complete team of staff who fall under TUPE regulations and will be transferred along with the business.

Trading Information

Big Strawberry Inns Limited has reported accounts up to the 31st of March 2023, with a net turnover of £417,410 and a gross profit margin of 59%, while wage costs account for 25%. Further detailed financial information can be provided upon request.

The business's revenue is 66% food-led.

Business Rates

Rateable value effective from 1 April 2023 is £32,500.

Regulatory

The property has opted for tax and we advise that any perspective purchaser consults an accountant prior to submitting an offer.

Premises Licence.

Services

We have been informed that all main services are connected.



High Street, Droxford, Southampton, SO32

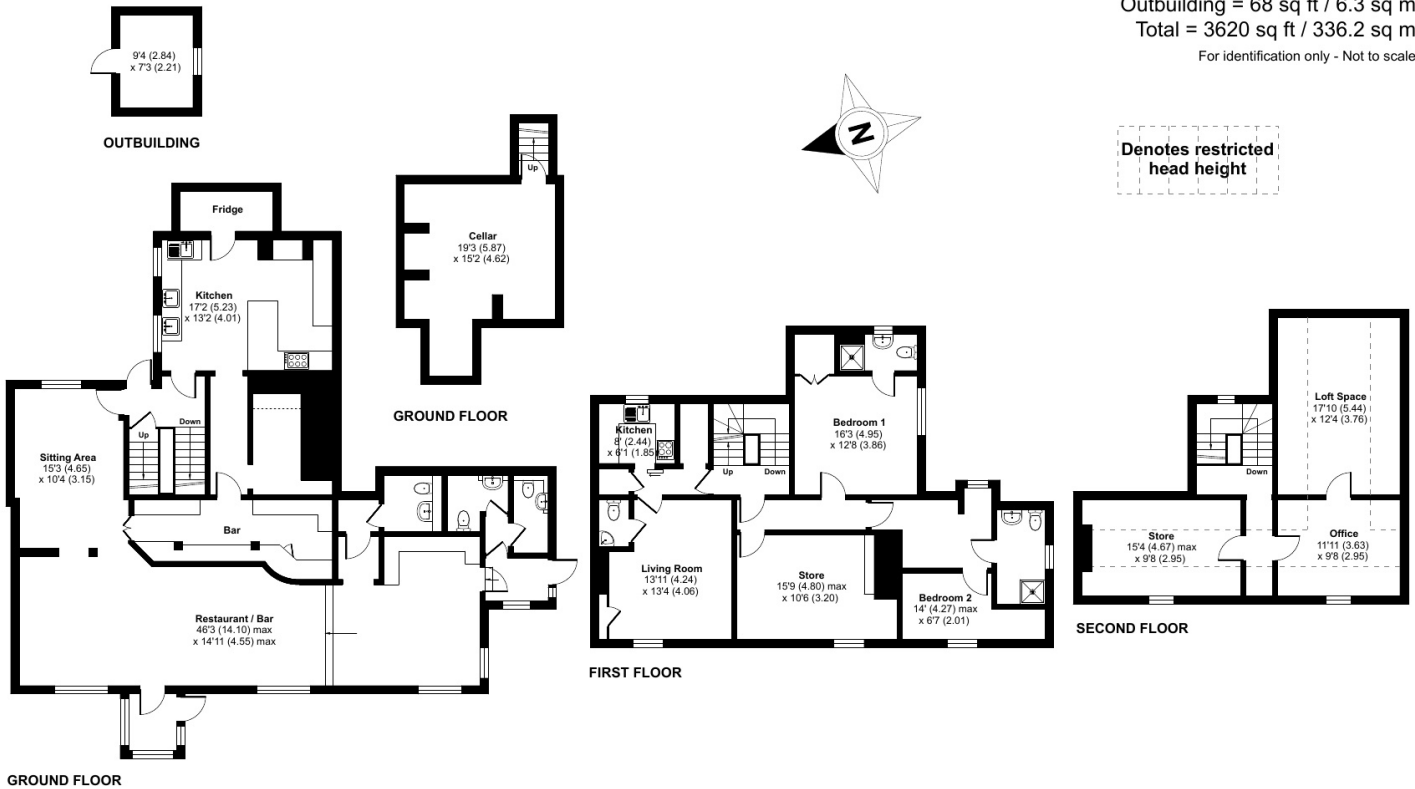
Approximate Area = 3190 sq ft / 296.3 sq m

Limited Use Area(s) = 362 sq ft / 33.6 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 3620 sq ft / 336.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1131412



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

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