



For Sale

£495,000 Freehold

The Clock House Inn, Main Street, Chideock, Bridport,
Dorset DT6 6JW

Summary

- Thatched Village Inn in popular Dorset village
- Public bar and restaurant with 64 covers
- Function room/skittle alley with up to 60 covers
- Five en suite bedrooms (opportunity for letting rooms)
- Beer garden and car park
- Established family business
- Offered for sale as a transfer of the going concern
- Great opportunity to build on existing business

Location:

The property is situated in the village of Chideock, which is located between Bridport and Lyme Regis. Positioned along Main street opposite the Church of St Giles, it is surrounded by residential properties and has a prominent roadside position to attract passing trade.

Description:

The Clock House Inn comprises a thatched Grade II Listed, link detached, public house with owners accommodation to the first floor. The Property was gutted in a fire in 2015 and has since been rebuilt.

The Clock House provides for public bar and break out dining areas, along with a versatile function room and skittle alley which provides overspill dining in addition. The first floor provides for 5 en suite bedrooms, lounge and kitchenette and (subject to consent) may be split to provide letting rooms. To the rear there is a beer garden and customer car park.

The business has been run successfully for many years by owners who are now looking to come out of the trade. The Clock House Inn offers a great base on which to grow on the current business in all elements.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Entrance to the front to open plan public bar and raised restaurant. Public bar (12.9m x 5.3m) with wooden bar servery, feature fireplace to one end and wood burner with stone surround to the other. Exposed ceiling beams and wooden wall panelling. Space for 32 covers. Entrance to rear lobby with access to beer garden, car park and customer toilets. Access to first floor accommodation, dining room and function room lobby. Dining room (7.7m x 4.9m) with inglenook fireplace and space for 32 covers. In and out access to the kitchen.

Function room/skittle alley (14.2m x 5.7 plus 7.4m x 1.9m) with space for up to 60 covers and a versatile rooms for overspill dining, functions, meetings, skittles and darts (for which the pub has a number of teams). Two walk in storage rooms. Rear fire escape and access to kitchens. Kitchens (7.6m x 4.6m overall) split over two rooms with main commercial kitchen with extraction (not tested) and utility with walk in chiller and separate walk in freezer.

Half landing to first floor with office (2.4m x 1.2m). Main landing which may be split (subject to consents to create letting rooms (as all bedrooms are en suite). Bedroom (4.1m x 4m) double room plus en suite bathroom having separate shower cubicle. Bedroom (4.5m x 3.3m) double bedroom plus en suite shower room. Lounge (5.2m x 4.7m). Bedroom (3.7m x 2.8m) double room plus en suite shower room. Bedroom (3.7m x 3.6m including en suite shower room). Bedroom (4.9m x 3.7m including en suite shower room). Kitchenette (3m x 1.7m)

Outside:

Graveled beer garden to side and rear in addition to decked patio area with space for 10 benches. Outside basement beer cellar. Rear car park with space for up to 20 vehicles.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

N/A

Planning:

The amended use classes would mean this property could be used sui generis for pub use. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £20,750. This is not the amount payable.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

£495,000 for the freehold property, goodwill and trad inventory. Stock at valuation in addition.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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