



Old Ox Inn

Ref: 3858228

Blandford Road, Shillingstone, Blandford Forum, DT11 0SF

Freehold: £395,000 plus VAT

Roadside village pub

Lounge, restaurant & skittle alley (c.52)

Large four bedroom owners accommodation

Trade garden & side parking

Available with vacant possession

GIA: 353.02 Sqm, EPC B

VAT is payable on the purchase price



Location

The Old Ox Inn is prominently positioned alongside the Blandford Road running though the village of Shillingstone.

Shillingstone is in the Blackmore Vale area of north Dorset, England, situated on the River Stour between Sturminster Newton (4 miles) and Blandford Forum (5.5 miles).

Featuring in the doomsday book the Civil Parish has a population of approximately 1,170 (2011 census).

Description

The Old Ox Inn is a large detached freehold public house established in 1859 comprising a 52 cover bar and restaurant, skittle alley and four bedroom owners accommodation.

The pub occupies a large site to include beer garden and side parking measuring approximately 0.319 acres (0.129 hectares) and sits within the Shillingstone Conservation Area.

Owned since 2010 and initially run by the current owners with great success before recently being let to tenants who took occupation back in 2018. These tenants are due to vacate in March 2023 and as such the owners have decided to sell the property.

The pub has always been very popular with the locals servicing the immediate village of Shillingstone and that of the surrounding villages. The pub has three skittles team who take advantage of the well appointed skittle alley. The pub offers a family friendly atmosphere with a full A La Carte menu as well as a number of special dishes and is well known for sourcing ingredients locally.

Part of the rear trade garden is currently under an option agreement with a local developer to build seven new dwellings, as part of this application the existing pub garden will be refurbished and the existing carpark extended.

The property will be available with vacant possession making this the ideal opportunity for a range of buyers to include those wanting to live in the spacious owners accommodation and work 'hands-on' in the business or for those looking to create an investment by letting the pub, as the current owners have done successfully for the last five years.

The property has also recently been listed as an Asset of Community Value (ACV) and is elected for VAT.

[business' website](#)

Fixtures & Fittings

The in situ trade fixtures and fittings are owned by the occupying tenant and are available by separate negotiation.



Internal Details

Bar area (c.24 covers) and restaurant (c.16 covers) both served by a large central bar, skittle alley (c.10 covers), ladies and gentleman's WC's, commercial kitchen with extraction and separate pot wash area, ground floor beer cellar, staff toilet and range of ancillary storage areas.

Gross internal area: 353.02 Sq m.

Owner's Accommodation

The owner's accommodation is arranged over the first floor above the trade area and comprises four bedrooms one with en suite, large lounge, domestic kitchen and family bathroom. It benefits from its own independent access via a side entrance to the left hand side of the property.

External Details

Parking for 20 vehicles, large rear trade garden and private garden to the side of the property.



Trading Information

No historic trading information is available.

Trading Hours

Tuesday - 5.00 pm until 22.00 pm (bar only)
Wednesday & Thursday - 12.00 pm until 23.00 pm
Friday - 12.00 pm until 23.00 pm
Saturday - 12.00 pm until 23.00pm
Sunday - 12.00 pm until 22.00 pm

Tenure

The freehold property is currently tenanted, but will be available with vacant possession in March 2023

VAT

VAT at the prevailing rate may be charged on 90% of the purchase price where there is living accommodation.



Planning Permissions

A planning application has been submitted by developers (Montpellier Land and Development) to build seven new dwellings to the rear of the property, three of which will be built to the rear of the pub. As part of this planning application the developers have agreed to invest in the pubs trade garden and extend the car park.

Local planning authority: Dorset Council
Planning application: (P/FUL/2022/02998)

Business Rates

Rateable value effective from 1 April 2023 will be £5,100.

Regulatory

We are advised that all mains services are connected,

The property was listed as an asset of community value on 28th September 2022 under Part 5, Chapter 3 of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

We can now legally dispose of the asset, with the moratorium having expired on the 03 April 2023.



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.



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