



The Bakers Arms

*High Street Droxford
Southampton
SO32 3PA*

Freehold: £545,000

Ref: 3858270

KEY HIGHLIGHTS

- Country pub close to River Meon
- Bar & restaurant (c.50), GIA 336 sqm
- Run with full complement of staff
- External seating 40, parking for 30 cars
- Average Weekly Sales - £7,715 pw
- EPC: C



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

EXTERNAL DETAILS

- Garden seating 40
- Parking for 30 cars

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.

STAFF

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

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).

REGULATORY

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

Premises Licence. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.



SERVICES

Drainage	Mains
Gas	LPG
Water	Mains
Electricity	Mains
Heating	Gas



TRADING INFORMATION

Big Strawberry Inns Limited operates the business, and the freehold is held in the owners' personal names.

Year End Nov 25	YTD (8 months)	Annualised (12 months)
Turnover	£268,921	£403,382
GP	60.3%	60.3%
Net Profit	£17,790	£26,685
EBITDA (add back Directors & Rent)	£42,783	£64,174
Wages (excl. directors & pensions)	£58,783	£88,175
Avg weekly turnover (net of VAT)	£7,715 / week	£7,715 / week

BUSINESS RATES

The Rateable Value, as per the April 2026 Ratings List, is £15,500. Confirmation of the actual rates payable should be sought from the Local Authority.

TRADING HOURS

Mon–Thu: 12:00–15:00 & 17:00–22:00
Fri: 12:00–15:00 & 17:00–23:00
Sat: 12:00–23:00 (open all day)
Sun: 12:00–21:00



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). © nitchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1131412



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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CONDITIONS OF SALE

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.

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:



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