



Antelope Inn

*Pidney Hazelbury Bryan
Sturminster Newton
DT10 2EB*

Freehold: £395,000

Ref: 3858254

KEY HIGHLIGHTS

- Freehold Investment, NIY 4.86%
- Main Bar, Lounge Bar & Snug (seating 52)
- One bedroom owners & one bedroom staff flat
- Detached skittle alley/function room
- Parking for 20 vehicles, extensive garden
- Site Size: 0.41 acres. EPC: B

DESCRIPTION

The Antelope Inn dates back to the 1700s when it was originally a combined dairy farm, brewery and Ale House. During the mid 1900s the property became a full time public house. The property has undergone a recent refurbishment which has been completed to a high standard.

The property briefly comprises main bar, snug, games room and lounge bar. One bedroom owner/managers accommodation arranged over the first floor above the pub. Externally there is an extensive side trade garden, with a raised decking area and parking to the rear. There is an additional managers flat, which can be accessed via the car park along with a detached skittle alley/function room.

The business operates as a traditional country pub, primarily wet-led with a small food offering. Historically, it has been run under management but is now let on a 4-year lease until December 2028 with an annual rent of £20,000.

The pub is well supported sponsoring the local football team and is home to a darts team, pool team and skittle team. Catering for families and children, cyclists, walkers and dogs.

The Antelope Inn Website.

Site Size: 0.41 acres (0.16 hectares).



LOCATION

The Antelope Inn occupies a prominent position in the hamlet of Pidney in the village of Hazelbury Bryan, directly opposite the village playing fields (called Alec Field) on Water Knap Lane. Located South East of Sherborne (10 miles), South West of Sturminster Newton (4.5 miles) and North of Dorchester (16 miles).

INTERNAL DETAILS

- Main bar (seating 32) with open fireplace
- Snug (seating 10) and games rooms with billiard table
- Lounge bar (seating 10)
- Central bar servery
- Small commercial kitchen with extraction
- Ancillary preparation area and coffee making facilities





EXTERNAL DETAILS

- Side trade garden with raised decking area
- Parking to the rear for 20 vehicles
- Detached skittle alley/function room
- One bedroom staff accommodation

OWNER'S ACCOMMODATION

- One bedroom owners/management accommodation with shower, domestic kitchen and living room
- Office, laundry room and toilet
- Large double height former living room that could be converted into a function room or further accommodation





TRADING HOURS

Monday - Closed
Tuesday - Saturday 17:00 - 23:00
Sunday - 12:00 - 22:00

BUSINESS RATES

Rateable value effective from 1 April 2026 is £11,200
Confirmation of actual Rates payable should be sought from the Local Authority.

TENURE

Freehold Investment: £395,000. The property is held on a 4-year contracted-out lease expiring in December 2028, with an annual passing rent of £20,000.

NIY 4.86%*

*assuming purchasers costs of 4.14%.

There are landlord break options on 1 January 2026, and 1 January 2027 (both requiring 3 months' notice). There is also a tenant break date on 1 April 2026 (requiring 6 months' notice).

The rent-free period runs until 1 August 2025, with an upward-only open market rent review on 1 January 2027.

FIXTURES & FITTINGS

All trade fixtures and fittings will be included in the sale with the exception of any personal effects and third party items owned by the tenant.

The bar billiards table (located in the games room, off the bar) and certain pictures currently hanging on the wall of the snug, games room and bar, standing lamps and table lamps in the snug and bar will also be retained. An inventory will be provided.

SERVICES

The property is connected to mains water, electricity and drainage. LPG gas and wood burning stoves (located in the bar and snug) are used for heating the property.

REGULATORY

The property benefits from a full Premises Licence and any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

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

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



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.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



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:



RICHARD WOOD

Regional Director – Pubs & Restaurants

T: +44 7778 880 583

E: richard.wood@christie.com

