



Green Man Inn

*King Stag
Sturminster Newton
DT10 2AY*

*Freehold: £575,000
To Rent: Nil Premium
Annual Rent: £35,000*

Ref: 3858266

LOCATION

The Green Man is situated in the heart of Kings Stag, a serene village just three miles north east of Sturminster Newton accessible via the A357 arterial road, making it easily reachable by car.

Visitors to the area will find themselves within close proximity to several notable attractions. The ruins of Sturminster Newton Castle, dating back to the 11th Century, lie a short drive away. Nature enthusiasts can explore the scenic River Stour or venture to Dairy House Farm to learn about Dorset's agricultural heritage. Travellers arriving by train can reach the Green Man via the mainline railway stations of Templecombe and Sherborne, both located approximately 15 minutes from the village.

DESCRIPTION

The Green Man at Kings Stag is a historic pub that was built a century ago. It was acquired in 2019 and is currently under private ownership. Recently, the pub has undergone extensive refurbishment, maintaining its quintessential Dorset charm while offering a blend of traditional and contemporary elements. Renowned for its homemade, locally sourced food and a variety of real ales and ciders, it strikes a perfect balance between old-world charm and modern amenities. The pub features three-bedroom owners accommodation or for live in staff, a bar, restaurant and function room. Additionally, it offers ample parking and a delightful sunny beer garden, making it a popular destination for locals and visitors alike.

The Green Man Website

Site area: 0.881 acres

GIA: 492 Sqm

KEY HIGHLIGHTS

- Idyllic village location in Dorset
- Bar, restaurant & function room-seating 100+
- Run with full complement of staff, GIA 492Sqm
- Net sales of £495,235 10 month to Jan 24
- External seating 60, parking for 30 cars
- Coffee shop let out on a 1 year lease. EPC: C



OWNER'S ACCOMMODATION

Three-bedroom management accommodation arranged over the first floor with domestic kitchen, living room and bathroom.

FIXTURES & FITTINGS

The trade fixtures and fittings are included within the purchase price, with the exception of some personal effects. An inventory will be provided to prospective purchasers once an offer has been accepted.

STAFF

The business is run by a full complement of staff who are subject to TUPE and will transfer with the business.



INTERNAL DETAILS

- Bar seating 20
- Farmhouse dining room seating 14
- Restaurant seating 14
- Green Room seating 12
- Function room/skittle alley seating 40+ with separate bar servery
- Commercial kitchen, pot wash, beer cellar, office and range of ancillary storage areas

TENANCY

The coffee shop is let to a independent operator on a one year lease with a monthly rent of £500.

EXTERNAL DETAILS

- Front garden seating 60 (shared with coffee house)
- Parking for 30 cars
- Coffee shop – let on a 12 month lease for £500 per month.

BUSINESS RATES

Rateable value effective from 1 April 2023 is £16,500.



TRADING INFORMATION

10-month accounts to 31 January 2024 show a net turnover of £495,235 with a gross profit margin of 66% with wage costs at 44%. Further detailed financial information will be available upon request.

Current trade split: 48.2% WET and 51.7% DRY.

SERVICES

We are advised that all mains services are connected with the exception of a LPG gas tank used for cooking.

Property benefits from solar panels which provide an income of circa £750 a year whilst reducing the pubs electric costs.

REGULATORY

The property is elected for VAT and we advise that any perspective purchaser consults an accountant.
Premises Licence.

TRADING HOURS

Monday to Saturday: 12:00pm – Close
Sunday: 11:30am – 17:00pm



TENURE

- Freehold to be sold as a trading going concern (TOGC). Stock will be payable in addition to the purchase price on completion (SAV).
- New Lease: The property is also being offered on a new free-of-tie lease on a fully repairing and insuring basis, with an annual passing rent of £35,000pa for a minimum term of 10 years, subject to three-yearly rent reviews. A minimum of a three-month rental deposit will be required, with rent paid quarterly in advance. Prospective tenants will be required to provide personal guarantees, a CV, a business plan, and proof of funding. Trade fixtures and fittings to be purchase in addition and at valuation.



King Stag, Sturminster Newton, Dorset, DT10

Approximate Area = 6051 sq ft / 562.1 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). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1108142



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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CONTACT

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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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CONDITIONS OF SALE

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