



The Dog and Badger

Ref: 3858285

Henley Road, Medmenham, Marlow, Buckinghamshire,
SL7 2HE

Freehold: £795,000

Popular Pub/Restaurant in affluent area

Bar (20) Restaurant (60)

Refurbished to high specification

Enclosed front terrace (50) and ample parking

Private dining room (12) with bar servery

Staff bedroom with en-suite on second floor GIA 3500 sq ft



Description

The Dog and Badger is a stunning 80-cover pub and restaurant that has been meticulously refurbished to a high standard and sits on a c.half acre site.

The property boasts a blend of traditional charm and modern amenities, ensuring a comfortable and inviting atmosphere for patrons. The building itself is a fantastic example of classic English architecture, with a welcoming façade that exudes character and warmth. Despite its current closure, the pub remains in excellent condition, ready to be reopened and enjoyed by the community once again

Fixtures & Fittings

We are advised that all trade fixtures and fittings at present in the property, are owned outright and will be included within the sale.



Location

The Dog and Badger is nestled in the picturesque village of Medmenham, near Marlow in Buckinghamshire. This charming location is situated in the heart of the Chiltern Hills, an Area of Outstanding Natural Beauty, offering a serene and idyllic setting.

The pub is conveniently located just a short drive from the bustling towns of Marlow and Henley-on-Thames, making it easily accessible while still providing a peaceful retreat. The affluent area is known for its scenic landscapes, historic sites, and vibrant community, attracting both locals and visitors alike.

Owner's Accommodation

A bedroom with an en-suite on the second floor that would allow an owner or a member of staff to stay on site.

Internal Details

Inside, The Dog and Badger boasts a spacious and meticulously designed interior, thoughtfully crafted to accommodate both dining and socialising.

Upon entering from the car park, guests are welcomed by a stunning bar area that seats 15. This bespoke bar, crafted from the same material as the iconic Reeve boats, creates a striking first impression.

Beyond the bar, the restaurant unfolds into two distinct areas, comfortably seating around 60 guests. The open kitchen, visible from the dining area, is well-equipped with high end equipment, allowing diners to connect with the chefs and adding a theatrical element to the dining experience.

The first floor features a private dining room that seats 12, complete with its own bar and a separate 'nook' for additional seating. This floor also includes ample storage, a staff kitchen, and an office, all essential for the smooth operation of the business.

On the second floor, there is a small staff bedroom with an ensuite, providing convenient on-site accommodation for staff if needed.

The main dining area is adorned with elegant furnishings, ambient lighting, and tasteful décor, creating a sophisticated yet cozy environment. The total internal area is 3,500 square feet.



Trading Information

The business is currently not trading so limited or no account information will be made available.



The Opportunity

The Dog and Badger presents a unique opportunity for an entrepreneurial individual or team to take over a well-regarded establishment in a prime location. With its high-quality refurbishment and excellent facilities, the pub is perfectly positioned to attract a discerning clientele seeking exceptional food and drink in a beautiful setting.

The affluent local area, combined with the pub's reputation for quality, offers significant potential for growth and profitability. Reopening The Dog and Badger could quickly establish it as a premier destination for both locals and visitors

Regulatory

Premises licence

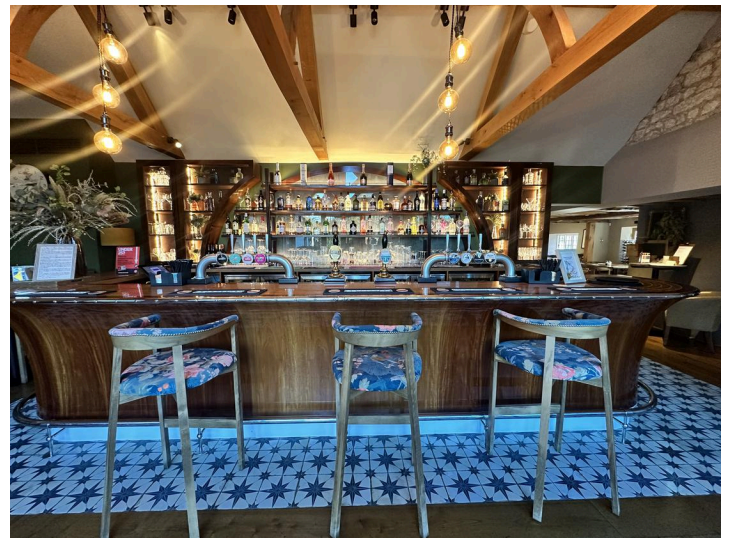
Tenure

Freehold - VAT will be applicable on the purchase price.

External Details

Externally, The Dog and Badger features a charming terrace garden that provides additional seating for c.50 and a delightful space for outdoor dining. The terrace is well-maintained and offers a tranquil setting for patrons to enjoy during the warmer months.

The property also includes an external building that has a walk in chiller, separate food store and plant room. There is also ample parking facilities, ensuring convenience for guests arriving by car.





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:

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Reading



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