



The Hambro Arms

Milton Abbas, Blandford Forum, Dorset, DT11 0BP

Freehold Asking Price £495,000

Contact:

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Ref: 95580



Overview

Freehouse in exquisite, much photographed village

Character bar and dining areas (88)

4 en suite letting rooms

2/3 bedroom owner's accommodation

Car park and outdoor seating (75)

Available with vacant possession





Location

The Hambro Arms stands in the picturesque and much photographed village of Milton Abbas in Dorset. The village has a fascinating history: it dates from 1773, being a purpose-built village commissioned by the Lord of the Manor to replace a settlement which spoilt his idyllic country view, close to his country estate of Milton Abbey. The remnants of the old settlement lie beneath the ornamental lake which replaced it. The new village included thirty six identical, whitewashed and thatched cottages. These are well preserved and flank the main street, at the head of which is The Hambro Arms.

Milton Abbas is approximately 8 miles from Blandford Forum and 11 miles from the county town of Dorchester. These link via the nearby A354. The village hosts a biennial street fair which has taken place for over 225 years and is one of Dorset's main summer events: www.miltonabbasstreetfair.co.uk.

Milton Abbey and House have now become a highly regarded independent school. This proves beneficial to The Hambro Arms; its letting rooms are often booked by visiting parents and staff and visitors use its bar and dining facilities. Milton Abbas is also regularly used for period drama filming.

The Hambro Arms occupies a two-storey, Grade II listed, detached property constructed of plastered cob under a hip thatched roof. It underwent a stylish and sympathetic refurbishment programme in 2020 and the thatched roof was entirely replaced in the summer of 2023.

The property is briefly described as follows:

Trade Areas

A front entrance porch leads into the MAIN BAR which provides seating for around 50. This room includes a fine, solid wood BAR SERVERY COUNTER with back bar display, a feature, rustic brick fireplace with inset multifuel stove, ceiling timbers, a fine mellow tiled floor and wooden floorboards.

The DINING ROOM is presented to a similarly high standard with library wallpapering, exposed, rustic brick walls, an inglenook fireplace with multifuel stove and seating for approximately 38 customers.

Rear hallway with access to LADIES' and GENTLEMEN'S TOILETS. CATERING KITCHEN. Main COOKING AREA with STARTER/PREPARATION section and a WASH-UP/LAUNDRY facility. Service areas including BOTTLE STORE and REFRIGERATED BEER STORE.





Accommodation & External

LETTING ACCOMMODATION

Located on the first floor and comprising:

2 DOUBLE BEDROOMS, each with en suite BATHROOM

2 DOUBLE BEDROOMS, each with en suite SHOWER ROOM

OWNER'S ACCOMMODATION

Located on the first floor and comprising:

2 DOUBLE BEDROOMS

LOUNGE (could also be used as a bedroom)

BATHROOM



EXTERNAL

The Hambro Arms is set back from the street beyond a FORECOURT which can seat up to 75 covers. To the side of this is FORECOURT PARKING, although there is also unrestricted parking in the village.

A range of OUTBUILDINGS include two INTEGRAL GARAGES and character STABLES, currently used for storage. A further concrete pad and a DETACHED GARAGE adjoin.



Business & Inventory

BUSINESS

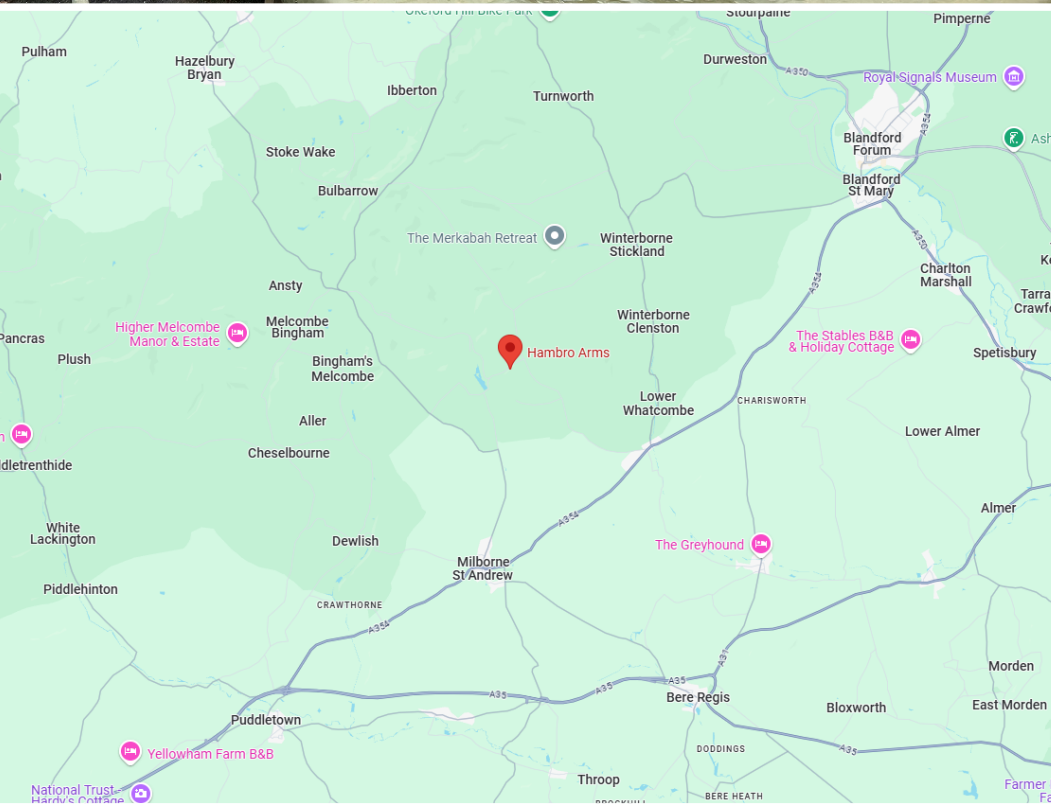
The Hambro Arms has been let to third party tenants since June 2017, therefore no trading accounts are available and prospective purchasers will need to reach their own conclusions as to the likely level of trade that can be enjoyed at this outlet.

We are of the opinion that the business would benefit from the introduction of a 'gastro' element, in order to capitalise on the tourism generated by this picture postcard village.

INVENTORY

The sale of the property will include the trade fixtures and fittings which are an absolute ownership of the seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

An inventory of fixtures and fittings will not be provided by the seller. If required, the buyer may obtain an inventory (approved by the seller) at their own cost. The seller will not be required to remove any such items that remain on the property on completion.



Tenure & Services

TENURE

Freehold £495,000, with vacant possession upon completion.

The property is elected for VAT. VAT will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the supply of alcohol, late night refreshment and provision of facilities for music and dancing.

Permitted hours are:
 10:00 - 00:30 Monday to Thursday
 10:00 - 01:00 Friday and Saturday
 12:30 - 21:30 Sunday

SERVICES

All mains services are connected, except for gas. There is bottled propane gas at the property. Oil fired central heating.

Rateable Value: £20,750 as at 1 April 2023

Local Authority: Dorset Council

EPC: 9290-5929-0491-5670-1034

ENQUIRE

01460 259100

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BUSINESS MORTGAGES

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