



The Langton Arms

Tarrant Monkton, Blandford Forum, Dorset, DY11 8RX

Tenure: Freehold/Leasehold

Price: £750,000/£50,000

Ref: 87574

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- 'Chocolate box' freehouse
- Five quality, characterful trading areas
- Six well-appointed en suite letting rooms
- Function room (60+) and skittle alley
- Six bedroom staff accommodation block
- Four bedroom owners' accommodation

Location

The desirable North Dorset village of Tarrant Monkton in the idyllic Tarrant Valley is adjacent to the main A354 trunk route. The River Tarrant runs through the valley; it is a seven-and-a-half-mile long chalk stream and a tributary of the River Stour.

The market town of Blandford Forum is three miles southeast of the village. As of the 2021 census, Blandford Forum had a population of over 10,000 residents.

Within the heart of the picturesque village of Tarrant Monkton is The Langton Arms, a quintessential 'chocolate box' public house.

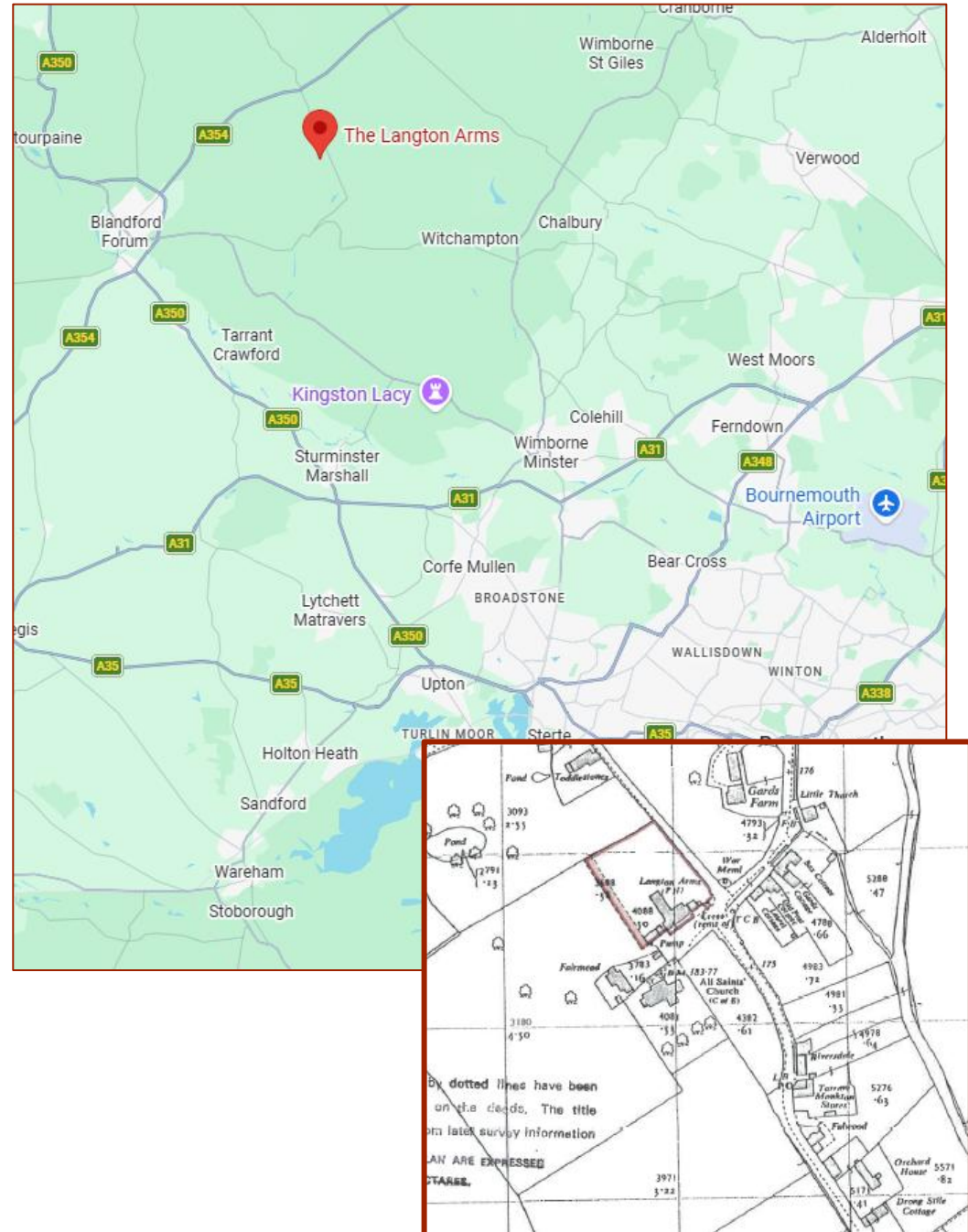
The Property

The Langton Arms is a two-storey property constructed in the main of Flemish bond brickwork with burnt headers. It is under a half-hipped, thatched roof with brick chimneystacks. The property is Grade II listed and is located within the Tarrant Valley Conservation Area.

Within its grounds is a brick-built, detached, single storey letting block which houses six en suite double rooms.

In addition, there is a detached, two-storey, staff block with six bedrooms and a communal kitchen.

The Langton Arms is set within mature grounds of 0.79 of an acre and has far-reaching views over the surrounding countryside.



Trade Areas

GROUND FLOOR

Front entrance vestibule into the BAR with a 'rotunda' BAR SERVERY with tongue and groove front. Inglenook fireplace with stone hearth and large beamed mantel, beamed ceiling, tiled floor and seating for 20.

LOUNGE BAR with a mixture of fixed wall and loose seating for 25. Interconnecting BAR SERVERY, also with tongue and groove front. Beamed ceiling throughout.

Accessed from the main bar is a three-section RESTAURANT:

The first section has seating for 12 and a brick SERVERY with access to the catering kitchen.

The MAIN RESTAURANT has seating for 25, exposed brick walls, a heavily beamed ceiling and a feature brick fireplace.

Interlinked via four-section bifold doors is the CONSERVATORY which is also set up for restaurant catering and has seating for 20.

The FUNCTION ROOM can seat 60 and has a boarded floor, tongue and groove panelled walls and a large BAR SERVERY with tongue and groove front. To right-hand side is a functional SKITTLE ALLEY.

The CATERING KITCHEN is comprehensively equipped with stainless steel clad walls and a large selection of stainless steel catering effects.

There are two sets of LADIES' and GENTLEMEN'S TOILETS.

Owners' Accommodation

Located on the first floor of the main building, comprising FOUR BEDROOMS and a BATHROOM.





Letting Accommodation

Located within the grounds is a brick constructed, detached, single storey LETTING BLOCK with SIX EN SUITE DOUBLE LETTING ROOMS.

Staff Accommodation

Located on right-hand side of the grounds is a detached two-storey STAFF BLOCK with a self-contained communal KITCHEN, SIX BEDROOMS and FIVE BATHROOMS.

External

To the front of the property is a BEER PATIO for about 30 customers with a selection of rattan furniture.

Wraparound trade garden currently split into three main sections:

LAWNED GARDEN with established trees and flowerbeds. Seating for 30.

Large TRADE PATIO with a large, free-standing wooden smoking solution. Seating for 60.

The CHILDREN'S PLAY AREA has a selection of swings, slides and other apparatus and a wood bark base.

Adjacent is an additional lawned TRADE GARDEN which could seat a further 60 customers.

To the rear is a large, gravelled CAR PARK for about 50 vehicles. In addition, there is gravelled car parking to the front, however this is not included within the boundary of the public house and is therefore not exclusively for the use of its customers.

NB: To the rear of the property is an additional parcel of land which measures 3.55 acres and is owned by our clients. The land is available by separate negotiation.









The Business

Our clients have owned and operated The Langton Arms since 1993. They now wish to sell the property in order to retire. During their extensive tenure they have established an excellent reputation for locally sourced produce.

The accounts for year ending 2025 show net sales of £600,000 per annum. Prospective purchasers will see the undoubted potential to develop this trade further with a full extension of the business's trading hours.

Current opening times are as follows:

Monday and Tuesday: Closed

Wednesday and Thursday: 12:00 – 20:00

Friday and Saturday: 12:00 – 22:00

Sunday: 12:00 – 17:00.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £46,500.

Local Authority: Dorset Council.



Tenure & Price

FREEHOLD £750,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Alternatively, **LEASEHOLD ON THE TERMS SET OUT BELOW.**

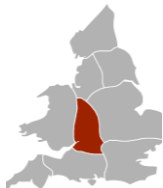
As previously mentioned, additional land is available by separate negotiation. Any offers submitted for the freehold must specify whether the amount proposed is for the public house only or for the public house *and* the additional parcel of land.

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

Viewing strictly by appointment only.

LEASEHOLD	£50,000 to include goodwill, fixtures and fittings. Stock, glassware, loose catering effects and linen at valuation in addition.
TERM	Seven years.
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	A bond equivalent to three months' rent in advance.
RENT	£50,000 per annum, paid monthly in advance.
RENT REVIEW	Subject to rent reviews every third year of the term.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free-of-tie.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.
VAT	VAT will not be payable on the Premium and rental payments.





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Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.