



Rose & Crown

178 Wareham Road, Lytchett Matravers, Poole, Dorset, BH16 6DT

Freehold £595,000

- Freehouse in vibrant village near Poole
- Indoor trading areas (70)
- 4 quality en-suite letting bedrooms
- 2 bedroom owners flat
- Car park, trade patio & gardens
- Net turnover approximately £400,000

Ref: 93968

01460 259100

wessex@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Rose & Crown occupies a central position in the large and vibrant Dorset village of Lytchett Matravers. The village has a population of over 3,000 and is approximately 5 miles from Wareham and the coastal town of Poole. It is located between the A35 and A350 in the Purbeck district of Dorset with views over Poole harbour as well as benefitting from a primary school and a variety of shops and small businesses to include two public houses.

The Roes & Crown is a two storey property of brick construction under a pitched tiled roof. The property is briefly described as follows:

TRADE AREAS

Entrance into PUBLIC BAR furnished with polished wooden bar stools and tables and chairs for approximately 20 customers. Open fireplace, fitted carpets. The MAIN BAR is open plan and traditionally furnished with seating for approximately 50. A panel fronted polished top bar servery with back bar display connects the two principal trading areas. LADIES and GENTLEMAN'S TOILETS are offset.

Catering KITCHEN with non-sloof floor, hygienic wall cladding and a range of stainless equipment including Rational oven. DRY STORE ROOM.

Ground floor refrigerated BEER CELLAR and BOTTLE STORE with access to the car park.

OWNERS ACCOMMODATION

Located on the first floor with internal access and comprising:

Two double BEDROOMS
KITCHEN
LOUNGE
BATHROOM

LETTING ACCOMMODATION

Located on the first floor with external access, comprising:

Two super king BEDROOMS with EN-SUITE shower rooms. Two king bedrooms with en-suite shower rooms. RECEPTION LOBBY. STORE ROOM.

All rooms are to a high specification, are spacious and have Zip & Link beds together with tea and coffee facilities.

EXTERNAL

TRADE PATIO with bench seating for circa 80. Lawned trade garden with seating for approximately 20. OWNER'S GARDEN. SERVICE YARD with container storage. Car park for 15 vehicles.

THE BUSINESS

The Rose & Crown has been under its current ownership since 2010 and is a welcoming family freehouse with rotating local ales. The freeholder has carried out various renovations to lift its profile and more recently completed a first floor extension to provide four quality en-suite letting rooms achieving a 9.3 rating on booking.com.

Profit and loss accounts for the year ending July 2020 show net turnover of £405,334. Trade has remained consistent with the July 2024 year ending accounts expected to show a net turnover in the region of £400,000. The split in trade is approximately 46% wet sales, 30% dry sales and 24% room sales. Further accounting information may be made available to serious applicants following a formal viewing.

The Rose & Crown would suit a couple or hands-on operator who could continue the current operation and capitalise on the newly added letting rooms.

SERVICES

All mains services are connected.

Local Authority: Dorset Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ

Rateable value: £23,500 as at 01 April 2023
£20,250 as at 01 April 2026

LICENCE

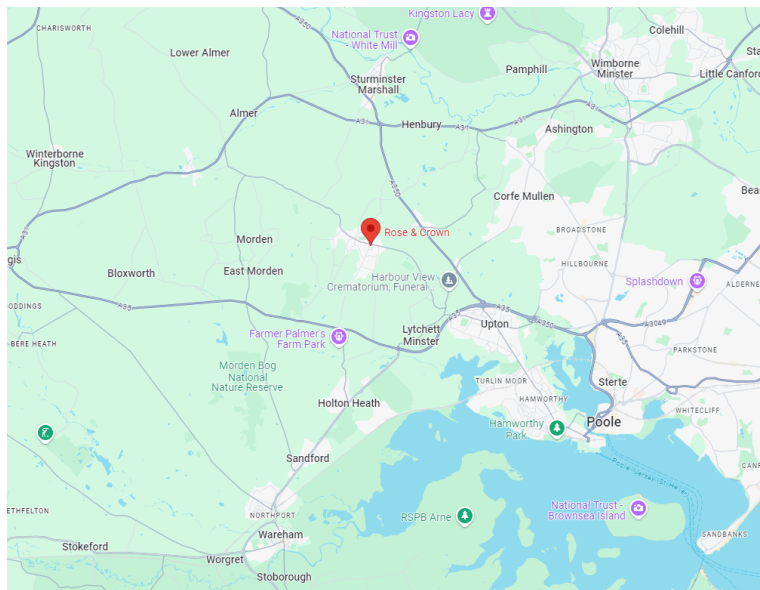
A full Premises Licence is held.



TENURE & PRICE

FREEHOLD £595,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewing strictly by appointment only.



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