



## The Bull Tavern, Common Lane, Sturminster Newton, Dorset DT10 2BS

A Grade II listed detached public house with residential accommodation above for lease.

 2476.00 sq ft

- Grade II Listed Thatched Public House
  - Prominent Roadside Position
  - Ancillary Living Accommodation
- Free of Tie
- Trade Garden

£12,500 Per Annum

## THE PROPERTY

A Grade II listed detached public house which is believed to date from the 17th century. It is currently closed but was trading as a well-regarded pub until earlier this year. The trade accommodation comprises a public bar, former skittle alley / function room, a commercial kitchen, customer WC's and beer cellar. It retains many period features including flagstone floors, exposed timbers and several fireplaces.

The first floor provides ancillary residential accommodation comprising office / reception room, bedroom, bathroom and a large storeroom (restricted height access).

There is a trade garden and private garden to the rear, together with off-street parking for approximately 6 cars and two lock-up garages.

The Bull Tavern has a current premises licence.

## SITUATION

The property is prominently located adjacent the busy A357 road close to the southern outskirts of Sturminster Newton, an historic market town in the Blackmoor Vale. The area is popular with walkers and cyclists. Nearby tourist attractions include Sturminster Newton Mill and Fiddleford Manor.

## DIRECTIONS

what3words:///proper.overjoyed.melts

## SERVICES

It is understood that all main services are connected to the property.

## COUNCIL TAX

The residential accommodation is assessed as Band A.

## LOCAL AUTHORITY

Dorset Council 01305 221000  
Business Rates Rateable Value £10,800  
(Qualifying occupiers will benefit from 100% Small Business Rate Relief.)

## CODE FOR LEASING BUSINESS PREMISES

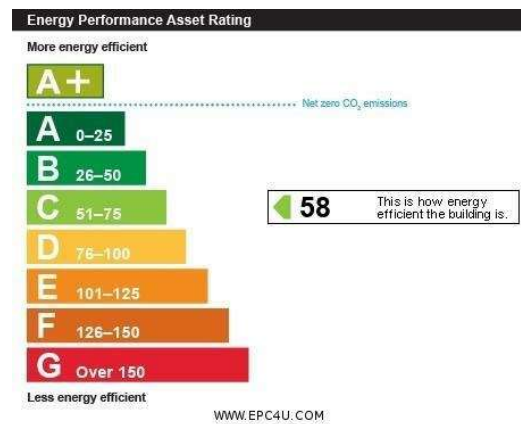
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



JMT/29/08/25



01305 261008 ext 3

commercial@symondsandsampson.co.uk  
Symonds & Sampson LLP  
6 Burraton Yard, Burraton Square,  
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.