



File Ref: W-319777

# The Fontmell

Crown Hill, Fontmell Magna, Shaftesbury, Dorset SP7 0PA




Tenure  
**Freehold**

Price  
**£675,000**

- 5 miles south of Shaftesbury, 9 miles north of Blandford Forum
- Closed but ready to trade
- Bar & restaurant, total 65 covers
- Outside dining, brick built pizza ovens
- 6 en suite letting rooms
- Large car park



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## Location

The Fontmell Magna is positioned on the A350 which links Blandford Forum to Shaftesbury, close to the chalk hills of Cranborne Chase, an Area of Outstanding Natural Beauty.

Fontmell Magna is a characterful village with a 15th century church, primary school, village shop, post office and tea room.

The Fontmell is positioned in the centre of the village and is ideally placed to attract both local and tourist trade, the pub extends over Collier's Brook which adds a unique feature to this Public House.

## Description

The Fontmell represents an interesting boutique hotel with character bar and restaurant. Whilst the premises are closed all the inventory remains in situ and the premises would be ready to trade immediately. The bar and restaurant offer different styles within a relaxed and contemporary environment. The letting rooms have been refurbished in a rustic and contemporary style and all are en suite. Outside there is an interesting beer garden with purpose-built pizza oven. Large adjacent car park for circa 25 cars.



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## Trade

Our clients acquired the premises in 2016 and wish to sell for personal reasons. The premises are in excellent order and are ready and immediately available.

Whilst the premises are currently closed, all the trade inventory remains in situ and the premises could quickly be reopened. The letting rooms offer high margin income and the premises are well located to attract destination food trade as well as local bar trade.

Historic accounts provided indicate sales of circa £689,000 (2018).

The trading information attached has been provided by the vendor and has been reproduced by Fleurets in good faith. Neither Fleurets nor the vendor will give any assurance or warranty so far as the trade is concerned.

## Accommodation

### Ground Floor

Bar with zinc topped bar servery, tiled floor, hard wood panels to wall space for circa 24 covers, link to restaurant with large paned windows overlooking the stream, circa 40 covers, projector for large screen.

Well fitted kitchen with extractor system and stainless steel units.

Toilets - ladies provides two WCs and wash hand basin and gents' provides two pods, wash hand basin, WC. Disabled WC.

Beer store.

Store room with preparation area.

## Letting Rooms

### First Floor

There are six en suite letting rooms (five on the first floor and one on the second floor), detailed as follows:

Room 1 - Standard double with en suite shower, wash hand basin, WC.

Room 2 - Standard double with en suite shower room, wash hand basin, WC.

Room 3 - Double bedroom with en suite bathroom with bath, wash hand basin, shower, WC.

Room 4 - Double bedroom with en suite shower, wash hand basin, WC.

Room 5 - Classic room with en suite shower, wash hand basin, WC.

### Second Floor

Room 6 - feature double bedroom with roll top bath within the room, en suite shower room with shower, wash hand basin, WC.

### External

There is outside seating adjacent to the front of the Public House.

Car park with circa 25 spaces.

Bin storage room with walk-in fridge.

Attractive garden with circa 9 tables and 2 pizza ovens.

## Tenure

Freehold.

An uplift clause may be added to the sale contract, which will result in an additional payment being paid to our client, should planning permission be obtained for change of use to residential on part or all the site.

## Planning

Please note the premises are Grade II Listed and situated within the Fontmell Magna Conservation Area.



## Licence

A premises licence prevails, the main licensable activities being:

Sale of alcohol:

Every day 11:00 - 00:00

Performance of dance and live music and playing of recorded music.

Every day 11:00 - 00:00

Late Night Refreshment (Indoors)

Every day 23:00 - 05:00

## Business Rates & Council Tax

The property is in an area administered by North Dorset District Council. The 2023 Rateable Value has been assessed at £28,600.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Services

We are advised the premises are connected to mains water and electricity, gas LPG, septic tank, central heating via air source heat pump.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Viewing

Strictly by appointment through Fleurets' South West & Wales office on 0117 923 8090. Please note the premises are closed.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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